



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



## Seaside, Eastbourne, BN22 7QL

| Flat - Conversion | 2 Bedrooms

A two bedroom second floor apartment that has a light, open plan living space, double glazing and gas central heating throughout. Centrally located within walking distance of Eastbourne's town centre and train station. The seafront is also within close proximity. Ready and available to move into now, call to arrange your viewing.

**TO LET**  
**£900**

### Location

The property is perfectly located one road back from Eastbourne's seafront and promenade; ideal for those wanting to live by the sea. Nearby you will also find local shops, amenities and bus routes. Eastbourne town centre is within walking distance as well as the train station which is less than a mile away.

### Approach

The communal front door opens into the communal staircase which rises to the flat entrance door.

### Hallway

Staircase leads up to half landing.

### Bedroom One 10'7" x 10'5" (3.25 x 3.2)

Storage cupboard, radiator, carpet and double glazed window.

### Bedroom Two 10'2" x 7'4" (3.1 x 2.25)

Carpet, double glazed window and radiator.

### Bathroom 11'1" x 5'6" (3.4 x 1.7)

White suite comprised of pedestal basin, toilet and bath with shower over. Vinyl flooring, radiator, extractor and part tiled walls.

### Living Room 17'8" x 13'11" (5.4 x 4.25)

Open plan living space with double glazed bay window, radiator, carpet and ornate fireplace. Kitchen with range of wall and floor units, oven and hob. Space for appliances.

### Additional Information

EPC rating: C

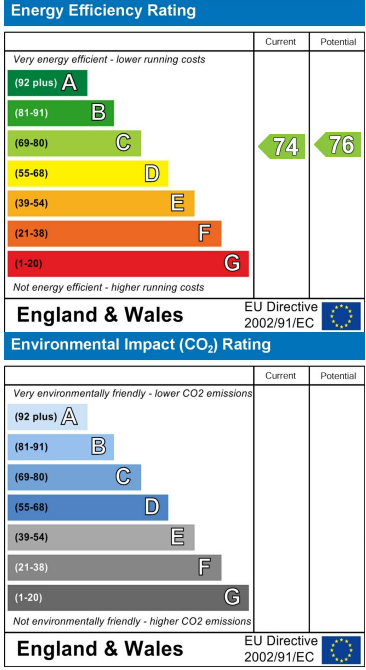
Council Tax Band: A

Floor Plan

Area Map



Energy Efficiency Graph



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