



3 St Brelades Trinity Place, Eastbourne, BN21 3BT

Price Guide £150,000



Enjoying an EXCELLENT LOCATION being only 50 YARDS FROM THE BEACH (with VIRTUAL TOUR) is this PURPOSE BUILT, FOURTH FLOOR TWO BEDROOM APARTMENT. Now available CHAIN FREE, the accommodation consists of a DUAL ASPECT SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM and SEPARATE WC. The owners enjoy SEA VIEWS from the sitting room and the knowledge that in a matter of minutes the seafront, promenade and beach are all accessible on foot.

Located just off The Promenade, just to the west of the town centre, within easy reach of the theatres, Towner Art Gallery, seafront and Pier. Bus routes and road links are readily available as are mainline rail links to London.



COMMUNAL ENTRANCE

Staircase and lift to the fourth floor.

HALLWAY

Tiled floor, storage cupboard, additional low level cupboard with a tiled surface, doors off to the bedrooms, bathroom, kitchen and sitting room.

SITTING ROOM

Dual aspect reception room with tiled flooring, radiator, double glazed windows to the front and side elevations with the front elevation having views down Trinity Place across the promenade and over the channel.

KITCHEN

Fitted with the range of floor standing and wall mounted units with worktop space, plumbing and space for a washing machine, under counter space for fridge/freezer, tiled splashbacks, space for freestanding oven with a four electric hob above, inset stainless steel single drainer sink unit with mixer tap, double glazed window to the rear elevation, tiled flooring.

BEDROOM 1

Window to the front elevation, tiled flooring, built in storage cupboard, radiator.

BEDROOM 2

Window to the front elevation, radiator, space for freestanding furniture, tiled floor.

BATHROOM

Comprising of a coloured suite with a panelled bath, pedestal wash hand basin, fitted storage cupboard, tiled floor, tiled splashbacks.

SEPARATE WC

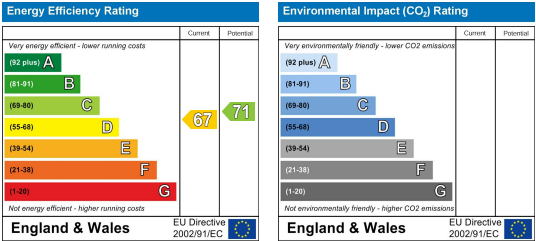
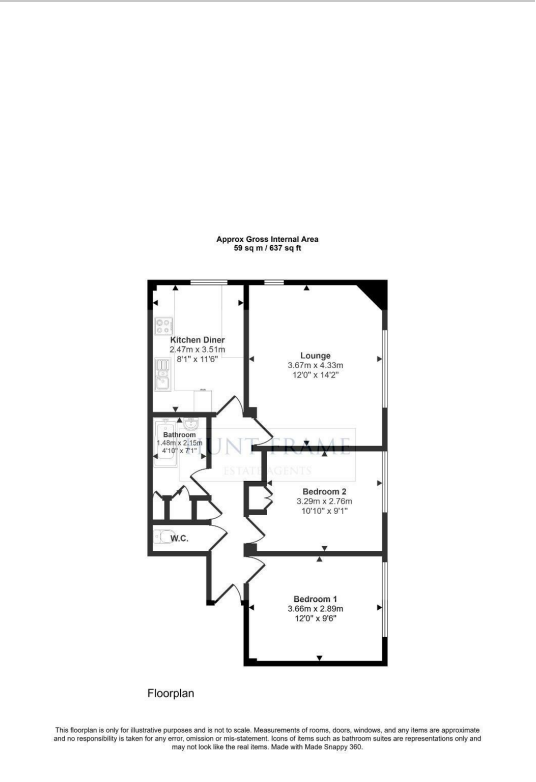
Comprising of a low level WC with tiled flooring.

OUTGOINGS

LEASE: 189 YEARS FROM 25/12/1978 - 142 YEARS REMAINING

MAINTENANCE: APPROX £3,400 PER ANNUM - THE MAINTENANCE DOES INCLUDE THE HEATING AND HOT WATER

COUNCIL TAX BAND: C



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