



An exciting opportunity to purchase a Chain Free one bedroom hall floor flat with views of the sea on Eastbourne's fabulous seafront. Benefitting from a lock-up garage (at rear), balcony, spacious bay fronted lounge/diner, fitted kitchen and a bathroom. The bedroom has twin fitted wardrobes and there is a gas central heating system. Located opposite the The Redoubt Fortress (from the Napoleonic era) just off the promenade leading to the Pier and Bandstand; a wonderful location.

Price £199,950

Tenure Share of Freehold



Flat 3, 69 Royal Parade, Eastbourne, East Sussex, BN22 7AQ

Surridge Mison
ESTATES

Communal Hallway

Hallway

Entry phone system. Built in cupboard. Dado rail and coving. Carpet flooring. Split level with stairs leading down to kitchen.

Lounge/Diner - 5.59m x 4.24m (18'4" x 13'11")

Bay window to front with secondary glazing with views to the sea. Electric fireplace with characterful wooden surround.

Two radiators. Carpet flooring. Coving.

Bedroom - 4.57m x 3.53m (15'0" x 11'7")

Two sash windows to rear and door leading to balcony. Two fitted wardrobes. Carpet flooring. Coving. Radiator.

Balcony - 2.69m x 1.09m (8'10" x 3'7")

Timber railings and decking.

Kitchen - 3.48m x 2.51m (11'5" x 8'3")

Double aspect with sash windows to rear and side. Partially tiled walls and laminate flooring. Coving. Radiator. Extractor fan. Fully fitted with a range of country style wall and base units with space for cooker, plumbing and space for fridge/freezer and washing machine. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit.

Bathroom

Opaque window to rear. Partially tiled walls and laminate flooring. Wall mounted Baxi combi boiler. Extractor fan.

Chrome towel rail. White suite comprising of bath with mixer taps and shower attachment with fitted glass shower screen, wash hand basin and W.C.

Garage

Located to the rear of the property. Single garage with blue up & over door. Personal door.

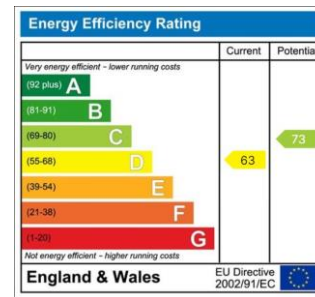
Lease Information

The vendor informs us (we advise you seek your own clarification through your conveyancer) that there is 997 years remaining on the lease. The property has a 25% share of the freehold. There is no ground rent. Service charge is currently (at time of press) £170 per month - this has increased to cover upcoming painting of the rear of the building.

Sorry no pets or holiday lets.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band- A



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



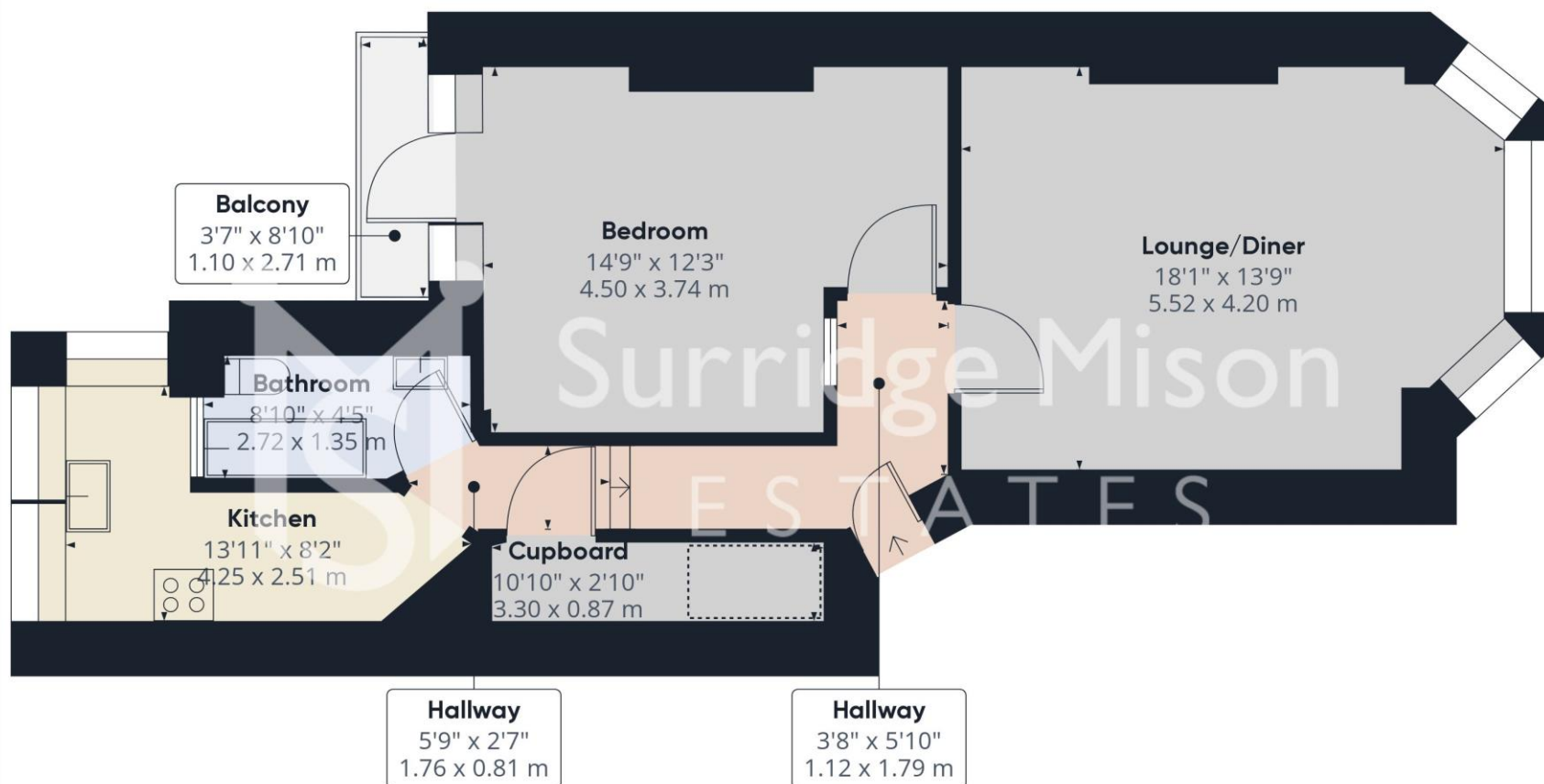
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Approximate total area⁽¹⁾

598.53 ft²
55.6 m²

Reduced headroom

12.74 ft²
1.18 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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