



57a Langney Road
Eastbourne, BN21 3QD

£140,000



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Phil Hall Estate Agents is delighted to bring to the market this spacious converted flat located within walking distance to Eastbourne town centre and train station with its own private entrance and private garden.

Perfect for anyone looking for their first purchase or an investment buyer looking to increase their portfolio.

Features from the property include a spacious living room/dining room, a separate kitchen, a great size double bedroom and a modern fitted shower room. Other benefits include double glazed windows and gas central heating system to radiators.

Located in Langney Road and within a short walk to Eastbourne town centre with its wide selection of places to shop, eat and drink. Take full advantage of being so close to Eastbourne seafront and enjoy long walks along the coastline and Eastbourne train station is within easy reach with its excellent links to London and Gatwick.

As you enter the property via your own private entrance, you are greeted by the spacious living room/dining room with its double glazed bay window to the front allowing a lot of natural light into the room and a feature fireplace with surround. From here, you lead into the inner hallway with access into the bedroom, shower room and kitchen.

The kitchen is at the back and offers direct access into the private garden. The kitchen is fitted with a range of wall mounted and base units with work surface over. It comes with a stainless steel single drainer sink unit with mixer taps, built in electric oven with four ring electric hob and space for washing machine and under work surface fridge.

The bedroom is a generous size with double glazed window to the rear and the modern shower room is fitted in a three piece suite comprising of a corner shower cubicle, close coupled wc and pedestal wash hand basin.

To the rear is a private and enclosed rear garden comprising of a paved patio adjoining the property with an area of wooden decking to one side and two wooden garden potting sheds.





Private Entrance

Living Room/Dining Room
16'08 max x 15'07 into bay (5.08m
max x 4.75m into bay)

Kitchen
10'09 x 5'08 (3.28m x 1.73m)

Bedroom
13'05 max x 12'05 (4.09m max x
3.78m)



Shower Room
6'04 x 5'06 (1.93m x 1.68m)

Private Garden

Leasehold Information

We have been advised that the flat is share of freehold and there will be a new 999 year lease added, service charge £360 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

