



Flat 2 31 Lushington Road  
Eastbourne, BN21 4LG

£190,000



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Phil Hall Estate Agents is delighted to offer for sale this spacious second floor apartment located in a sought after residential location within walking distance to Eastbourne town centre, train station and seafront.

Features from the property include two double bedrooms, bathroom, spacious living room/dining room and separate kitchen.

This property is perfect for any first time buyers wanting a spacious flat with low maintenance or any investment buyers wanting to increase their portfolio.

Situated in Lushington Road with a short walk to selection of places to eat, drink and shop makes this perfect for anyone wanting easy access into Eastbourne town centre. Its within a short walk to Eastbourne train station with its excellent links to London and Gatwick. Enjoy being so close to Eastbourne seafront and take full advantage of the stunning walks along the coast.

As you enter the ground floor communal entrance hall, follow the stairs to the second floor communal landing.

Upon entering the property you approach the entrance hall with access to each room. The spacious living room/dining room is front facing and offers plenty of space for a living area and a dining set.

The separate kitchen is fitted with a range of wall mounted and matching base units with work surface. It comes fitted with a one and a half bowl stainless steel single sink unit with mixer taps, built in electric oven with four ring electric hob and space and plumbing for freestanding washing machine.

Both bedrooms are double with bedroom one rear facing and bedroom two front facing with built in wardrobe.

The bathroom is fitted in a three piece suite comprising of a panelled enclosed bath, low level wc and pedestal wash basin.

The property is in need of updating and decorating and lends itself to some great improvements for anyone wanting to put their own stamp on a property.

Internal viewing is highly recommended by sole agents.

No onward chain.





Communal Ground Floor Entrance Hall

Second Floor Communal Landing  
Entrance Hall

Living Room / Dining Room  
14'04 x 14'00 max (4.37m x 4.27m max)

Kitchen  
6'03 x 5'07 (1.91m x 1.70m)

Bedroom One  
14'00 max x 13'04 (4.27m max x 4.06m)

Bedroom Two  
12'11 x 9'00 (3.94m x 2.74m)

Bathroom  
8'10 x 6'02 (2.69m x 1.88m)

#### Lease Information

The seller advises that the property is offered as leasehold with 900 years from 28th August 1987. The service charge is on an "as and when" basis with the ground rent being Peppercorn. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor



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## 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 firms 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

