



Flat 6 Spencer House 8 Spencer Road  
Eastbourne, BN21 4PA

Guide price £175,000



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Phil Hall Estate Agents welcomes to the market Spencer House, a stunning one-bedroom first-floor flat located on Spencer Road in the heart of Eastbourne. This property combines modern elegance with functional design, offering a perfect living space for professionals, couples, or anyone looking for a serene yet centrally located home.

The spacious living room, characterized by its abundance of natural light and refined aesthetics. The large windows are fitted with elegant shutters, providing both privacy and a timeless touch of sophistication. The room's generous size allows for various furniture arrangements, making it an ideal space for both relaxation and entertaining. Whether you're unwinding after a long day or hosting friends, this living room offers comfort and style in equal measure.

The kitchen/dining area is a highlight of this property, showcasing a seamless blend of functionality and modern design. The kitchen is equipped with top-of-the-line appliances, including a built-in fridge and freezer, washing machine, dishwasher, and a sophisticated oven with a five-ring gas burner hob and an extractor hood. These features ensure that whether you're preparing a quick meal or indulging in gourmet cooking, you have everything you need at your fingertips. The open layout allows for a dining area where you can enjoy meals with family or guests, enhancing the overall living experience.

The double bedroom offers a tranquil retreat with its built-in wardrobe and blackout shutters, ensuring a peaceful night's sleep. The room is spacious enough to accommodate additional furniture, making it a versatile space.

The contemporary bathroom is fitted with modern fixtures and finishes, providing a clean and stylish environment for your daily routines.

Enjoy the convenience of an allocated parking space, ensuring you always have a place to park. The communal gardens to the rear of the property provide a serene outdoor space to relax and enjoy the surroundings.

Chain free.





Guide Price £175,000 to £190,000

**LOCATION, LOCATION, LOCATION**  
Situating on Spencer Road, this flat benefits from a prime location in Eastbourne. The area is well-served by local amenities, including shops, cafes, and restaurants, all within easy walking distance. Excellent transport links make commuting straightforward, whether you are traveling within Eastbourne or venturing further afield. The property is also close to Eastbourne's beautiful coastline and parks, offering plenty of opportunities for outdoor activities and leisure.

Communal Entrance Hall

Communal First Floor Landing

Entrance Hall

Living Room  
15'04 x 12'04 (4.67m x 3.76m)

Kitchen/Dining Room  
12'04 x 8'11 (3.76m x 2.72m)

Bedroom  
15'04 x 8'00 (4.67m x 2.44m)

Bathroom  
7'04 x 6'02 (2.24m x 1.88m)

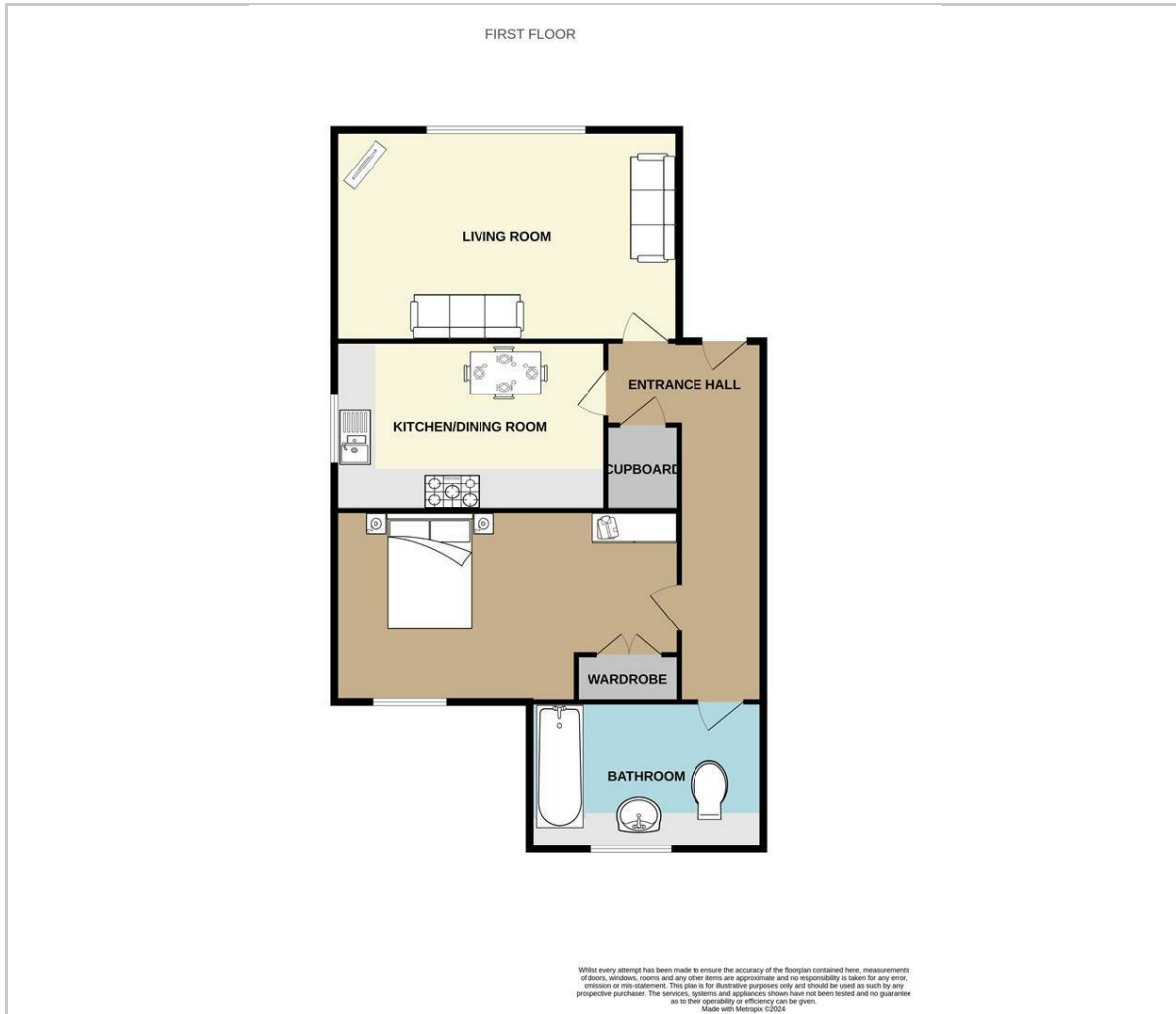
Allocated Parking Space

Communal Gardens

**Lease Information**  
We have been advised that the property is leasehold and that there is approx 140 years remaining on the lease, service charge £1800.00 per annum. ground rent is £50 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

