



Flat 1 Heatherleigh 63-66 Royal Parade
Eastbourne, BN22 7FS

Guide price £280,000



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Phil Hall Estate Agents welcomes to the market this well-presented seafront apartment. Embrace the quintessential coastal lifestyle with this exquisite two-bedroom lower ground floor flat, perfectly positioned on the vibrant Eastbourne seafront. Heatherleigh, Royal Parade, seamlessly combines modern luxury with the charm of seaside living, presenting an unparalleled opportunity for potential homeowners or investors.

Upon arrival, you are greeted by a well-maintained entrance equipped with a secure entry phone system, ensuring peace of mind and controlled access to the building. The property benefits from both a lift and stairs leading to the lower ground floor, making it easily accessible for all residents and visitors.

The delightful, spacious living room/dining room serves as the heart of the home. It features a square arch opening that leads into the modern kitchen, creating a seamless flow for entertaining and everyday living.

The contemporary kitchen is a culinary enthusiast's dream, equipped with a range of built-in appliances, including an oven, hob, extractor fan, fridge, freezer, washing machine and dishwasher. The sleek, modern design incorporates ample storage and countertop space, making meal preparation a pleasure.

The master bedroom is a tranquil retreat, offering generous proportions and elegant decor. It features an ensuite shower room, complete with modern fixtures and fittings, providing privacy and convenience.

The second bedroom is also a spacious double, ideal for guests or family members.

The well-appointed bathroom includes a bath, WC, and washbasin, all finished to a high standard.

One of the standout features of this property is the private paved garden, accessible directly from the living room. This serene outdoor space is perfect for al fresco dining, relaxing with a book, or enjoying a morning coffee while taking in the fresh sea air. The garden offers a peaceful retreat from the hustle and bustle of everyday life.





Guide Price £280,000 to £300,000

LOCATION, LOCATION, LOCATION
Situated on the prestigious Royal Parade, this property offers a prime seafront location. The flat is conveniently close to Eastbourne's array of amenities, including shops, restaurants, and recreational facilities. Enjoy leisurely strolls along the promenade, with the beach just a stone's throw away, or explore the nearby attractions such as the Eastbourne Pier and the beautiful Sovereign Harbour.

Communal Entrance Hall
Stairs or lift leading to the lower ground

Private Entrance Hall

Living Room/Dining Room
15'09 max x 11'08 max (4.80m max x 3.56m max)

Kitchen
9'09 x 6'02 (2.97m x 1.88m)

Bedroom One
14'08 into bay x 11'10 max (4.47m into bay x 3.61m max)

Dressing Area
4'05 x 2'10 (1.35m x 0.86m)

Ensuite Shower Room
8'06 x 4'11 (2.59m x 1.50m)

Bedroom Two
11'00 max x 10'04 max (3.35m max x 3.15m max)

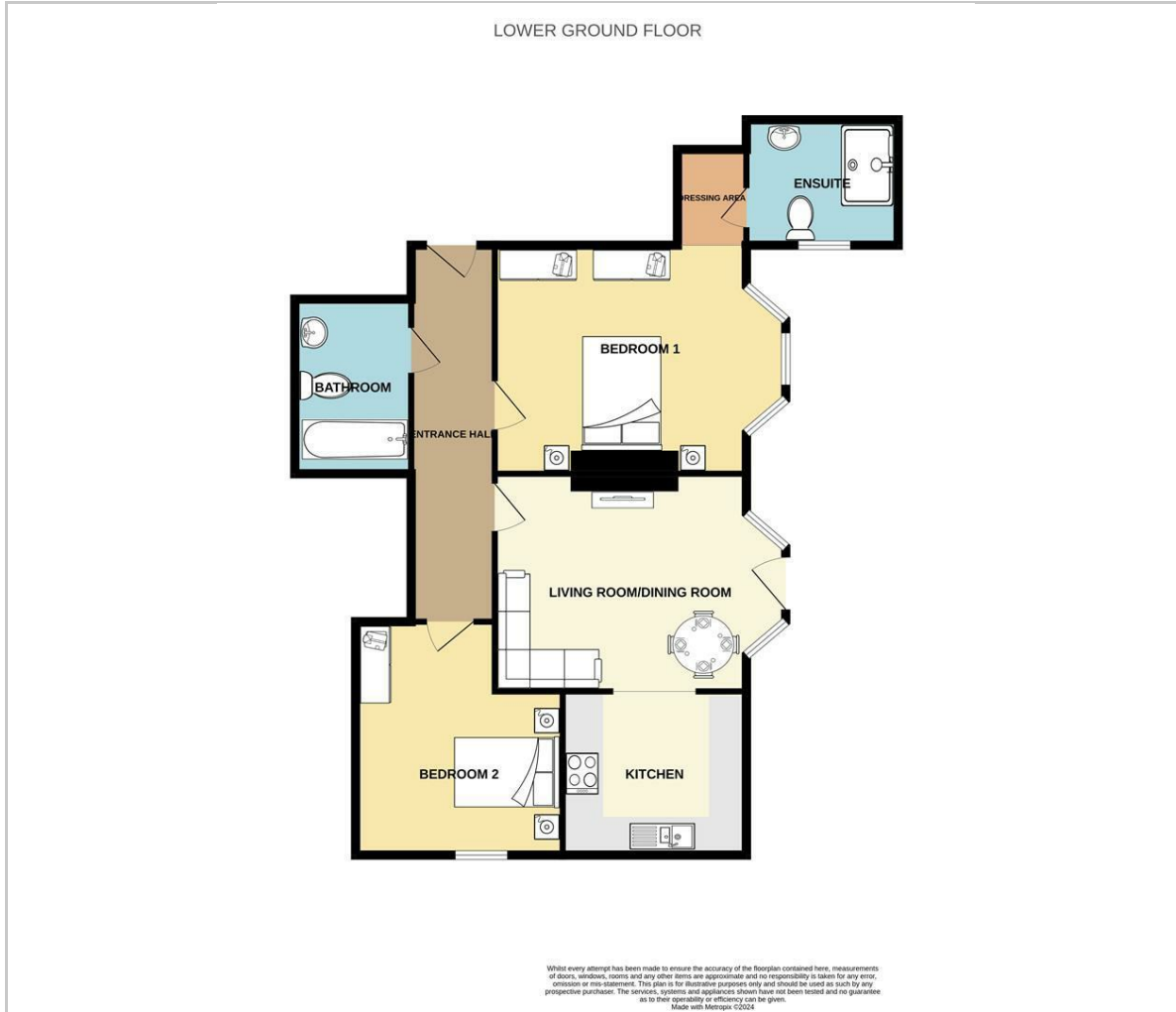
Bathroom
7'10 x 6'05 (2.39m x 1.96m)

Lease Information

We have been advised that the property is leasehold and that there is approx 997 years remaining on the lease, service charge £1400 per annum, peppercorn ground rent and approx 7 years remaining on the NHBC. 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



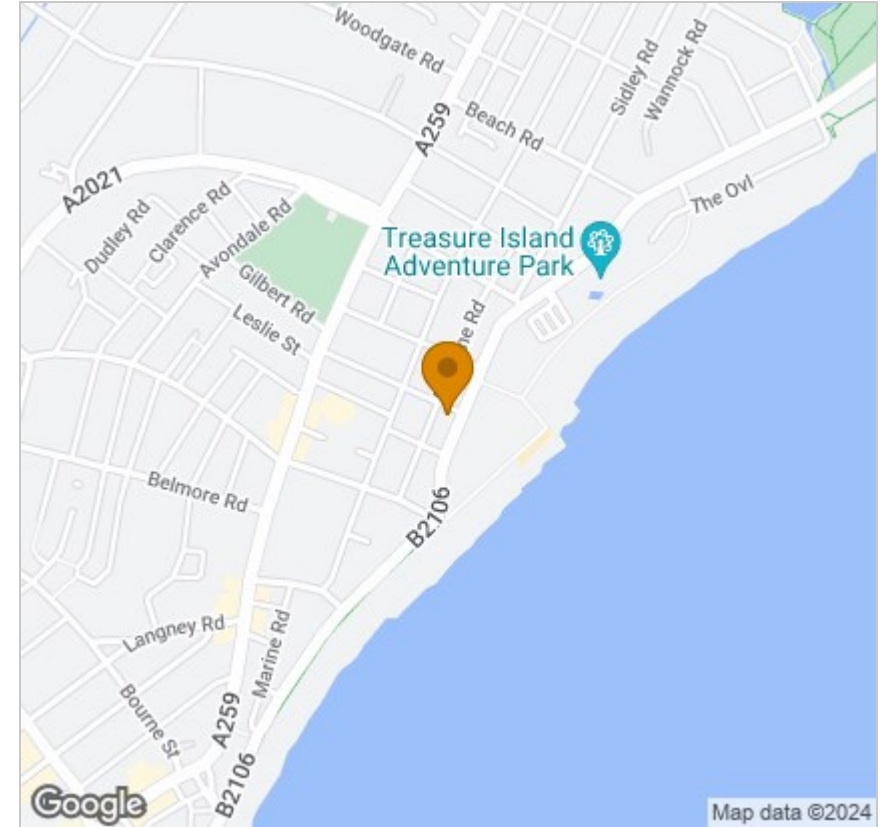
Viewing

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

