



Flat 6 16 Southfields Road  
Eastbourne, BN21 1BU

£165,000



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Phil Hall Estate Agents welcome to the market this exquisite one-bedroom first-floor flat, nestled within a charming converted building with an exceptional blend of modern living and traditional character. Perfectly positioned just a short stroll from Eastbourne's vibrant town centre and the convenience of the mainline train station, this property promises both comfort and accessibility.

As you approach the property, you enter the ground floor communal entrance hall with stairs leading to the first floor landing.

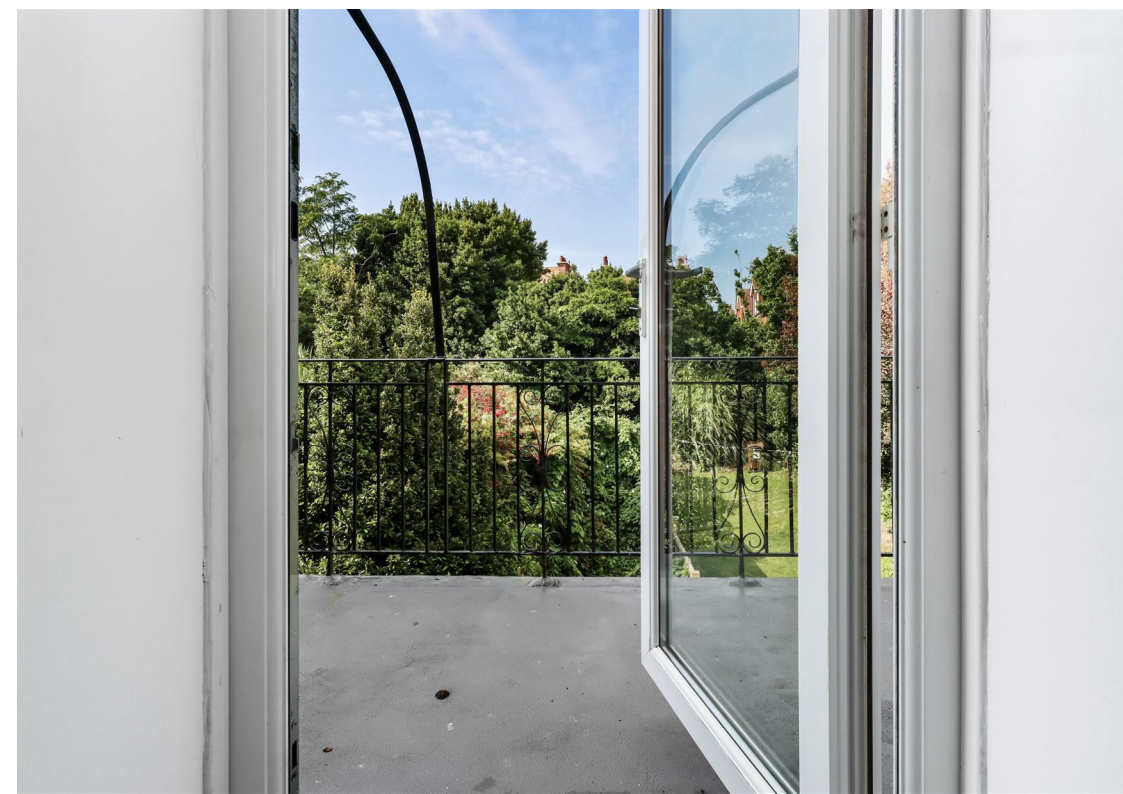
Step inside and be captivated by the open-plan living space, an ideal setting for both relaxation and entertaining. The living room is bathed in natural light with a double-glazed door leading directly onto a private balcony. The room's layout easily accommodates a variety of furniture configurations, allowing you to personalize the space to your taste.

The adjoining kitchen is thoughtfully designed, featuring a range of wall mounted and base units with work surface over. The open-plan nature ensures that the cook is never isolated from guests, making it a delightful space for culinary creativity and social gatherings.

The private balcony is a standout feature, providing a peaceful retreat with enough space for outdoor furniture. Whether you're enjoying your morning coffee or an evening glass of wine, this space offers a tranquil escape from the hustle and bustle of daily life.

From the living room, a corridor leads to the inner hallway, offering access to the bedroom and bathroom. The rear-facing bedroom is a serene haven, featuring large sash windows that allow for ample natural light while maintaining privacy. This room is generously proportioned and benefits from a door that leads to an additional space currently used as a dressing room. This versatile room could also serve as a study or home office.

The bathroom is fitted with a three-piece white suite, including a panel-enclosed bath, WC, and wash hand basin, combining functionality with style.





**LOCATION, LOCATION, LOCATION**  
One of the key attractions of this property is its superb location. Southfields Road is situated within a short walk to Eastbourne town centre, where you'll find a diverse range of shops, restaurants, and entertainment options. The nearby train station offers excellent connectivity, making this an ideal home for commuters. Additionally, the property is close to several parks and green spaces, perfect for leisurely strolls and outdoor activities.

**Living Area**  
15'04 max x 9'08 (4.67m max x 2.95m)

**Kitchen Area**  
8'09 x 5'01 (2.67m x 1.55m)

**Bedroom**  
14'08 into bay x 10'05 (4.47m into bay x 3.18m)

**Dressing Room**  
6'07 x 5'10 (2.01m x 1.78m)

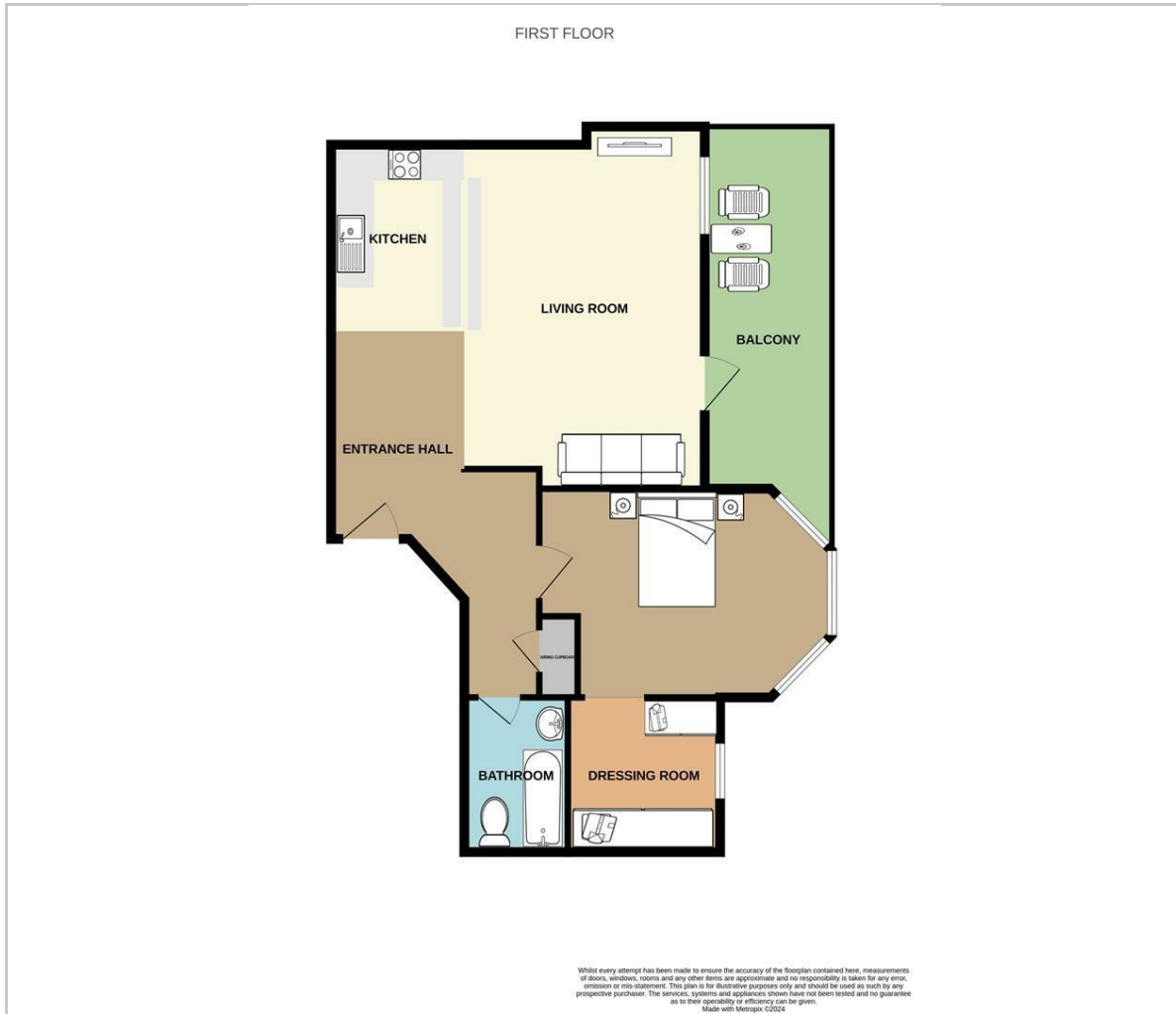
**Bathroom**  
7'05 x 4'03 (2.26m x 1.30m)

**Private Balcony**  
15'08 x 5'11 (4.78m x 1.80m)

**Lease Information**  
We have been advised that the property is share of freehold and that there is approx 957 years remaining on the lease, service charge £2,175.84 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

