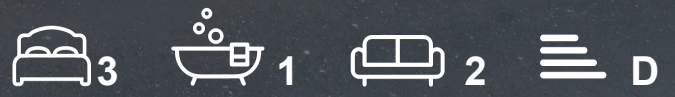




Flat 8 Avenue Mansions Elms Avenue
Eastbourne, BN21 3DL

£300,000



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Phil Hall Estate Agents welcomes to the market Avenue Mansions, a seaside flat which is situated in Elms Avenue, it offers an opportunity to experience the perfect coastal lifestyle in an impressive and spacious three-bedroom split-level apartment. Located on the top floor of a striking period building, this property combines the timeless charm of a bygone era with modern comforts, all within a stone's throw from Eastbourne's famous seafront, pier, and the vibrant array of local amenities.

Upon entering the property, you are greeted by a welcoming entrance hall featuring built-in storage cupboards with mirrored sliding doors. From here, you gain access to the rest of the accommodation, including stairs leading up to the tower room/third bedroom.

The spacious living room boasts a bay window, flooding the room with natural light and offering access to the private roof terrace. This space is perfect for relaxing while enjoying sea views.

The apartment also benefits from a separate dining room, providing a formal setting for hosting dinner parties or family meals. The dining room is directly connected to the spacious kitchen, which is well-appointed with plenty of storage, counter space, and room for appliances. Whether you are a culinary enthusiast or simply enjoy cooking at home, this kitchen offers everything you need to create and serve meals with ease.

On the main floor, you will find two generous double bedrooms, both thoughtfully designed to offer plenty of space and natural light. These bedrooms can easily accommodate double beds and additional furniture, while still leaving ample space for comfort. They provide a peaceful retreat from the main living areas, perfect for unwinding after a long day.

The property includes a contemporary shower room whilst there is a separate cloakroom on this floor for added convenience.

Leading up the stairs to the tower room, offering flexibility as a third bedroom, home office, or unique retreat space.

Viewing recommended





LOCATION, LOCATION, LOCATION

Eastbourne is known for its long stretch of beautiful beaches, Victorian pier, and well-preserved historic charm. Living at Avenue Mansions means you're just a short walk from the seafront, with all its attractions and activities. The iconic Eastbourne Pier, with its amusements, cafés, and breath-taking views, is just around the corner, offering the quintessential seaside experience.

The apartment is also conveniently located near a variety of local pubs and restaurants, making it easy to step out for an evening drink or a bite to eat. Whether you're in the mood for fine dining, fresh seafood, or a casual pub meal, everything is within easy reach. Additionally, local shops and markets provide the convenience of everyday essentials, while the nearby town centre offers more extensive shopping options.

Entrance Hall

Living Room

20'08 into bay x 14'07 (6.30m into bay x 4.45m)

Dining Room

14'01 x 10'04 (4.29m x 3.15m)

Kitchen

13'11 x 9'07 (4.24m x 2.92m)

Bedroom One

13'09 max x 13'04 (4.19m max x 4.06m)

Bedroom Two

17'02 x 10'05 max (5.23m x 3.18m max)

Tower Room / Bedroom Three

10'00 x 9'11 (3.05m x 3.02m)

Shower Room

10'02 x 5'03 (3.10m x 1.60m)

Separate Cloakroom

6'10 x 2'08 (2.08m x 0.81m)

Outside

The crowning feature of Avenue Mansions is the spacious roof terrace, an outdoor sanctuary that offers exceptional sea views and the perfect place to relax, entertain, or enjoy the fresh coastal air. This expansive terrace is large enough to accommodate outdoor furniture, making it ideal for alfresco dining, morning yoga, or simply lounging in the sun. With the sounds of the waves in the background and the hustle and bustle of the promenade just below, the terrace provides a tranquil yet connected experience to the coastal environment.

Lease Information

We have been advised that the property is leasehold with approx 82 years remaining, we have been advised that the seller is seeking advance on the cost to extend the lease, service charge is £2,180 per annum and the ground rent is £100 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

