



Flat 2 41 Langney Road  
Eastbourne, BN21 3QD

£135,000



## Flat 2 41 Langney Road

Eastbourne, BN21 3QD

Phil Hall Estate Agents welcomes to the market a beautifully presented hall floor apartment, located in the sought-after area of Langney Road, Eastbourne. Thoughtfully modernised throughout, this property seamlessly blends contemporary design with comfort and functionality, offering an exceptional living space perfect for first-time buyers, investors, or downsizers.

As you enter, the entrance hall provides access to all rooms, offering a welcoming flow to the space.

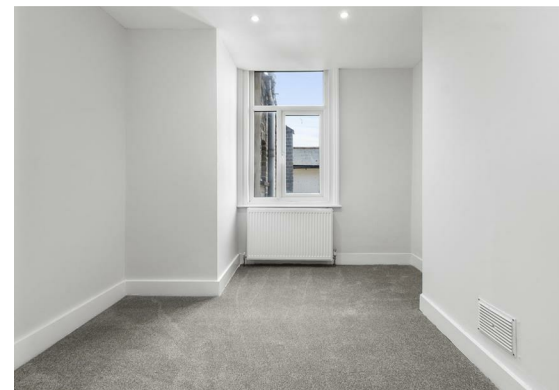
The front-facing living room is a key highlight of the property, offering a bright and welcoming space to relax and entertain. A large double-glazed window provides ample natural light, filling the room with warmth and a sense of openness. The fresh paintwork and new carpet continue the modern aesthetic, providing a neutral backdrop for your personal touches.

To the rear of the apartment, you'll find a stylishly refurbished kitchen, designed with both aesthetics and practicality in mind. The kitchen is equipped with a range of contemporary fittings, including a built-in oven, hob, fridge, and freezer, catering to all your culinary needs. The clever layout also includes space for a washing machine, ensuring the apartment is as functional as it is attractive. A large, double-glazed window allows plenty of light into the space and provides a pleasant view to the rear, adding to the kitchen's overall appeal.

The bedroom offers a peaceful retreat, with plenty of space for a full bedroom suite. The room has been tastefully decorated in neutral tones, providing a relaxing ambiance ideal for unwinding. Like the rest of the property, the bedroom benefits from new carpeting and fresh paintwork, ensuring a clean and inviting atmosphere.

Completing the apartment is the brand-new shower room, which has been finished to a high standard. It features a walk-in shower cubicle, close-coupled WC, and a wall-mounted wash hand basin, all complemented by contemporary tiling and fittings.





**LOCATION, LOCATION, LOCATION**  
Situated on Langney Road, this property benefits from a prime location within Eastbourne. It is within easy reach of local amenities, including shops, restaurants, and cafes, offering a convenient lifestyle for its residents. The apartment is also well-served by public transport links, providing easy access to Eastbourne town centre, train station, and surrounding areas. For those who enjoy outdoor activities, Eastbourne's stunning seafront and beautiful parks are just a short distance away.

Hall Floor Communal Entrance

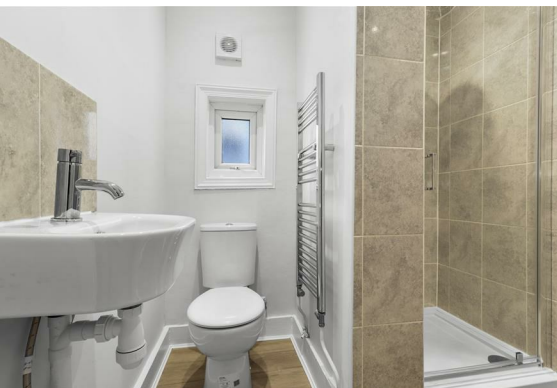
Private Entrance Hall

Living Room  
12'01 max x 11'08 (3.68m max x 3.56m)

Kitchen  
8'00 x 6'00 (2.44m x 1.83m)

Bedroom  
12'05 x 9'09 max (3.78m x 2.97m max)

Shower Room  
6'03 x 5'08 (1.91m x 1.73m)

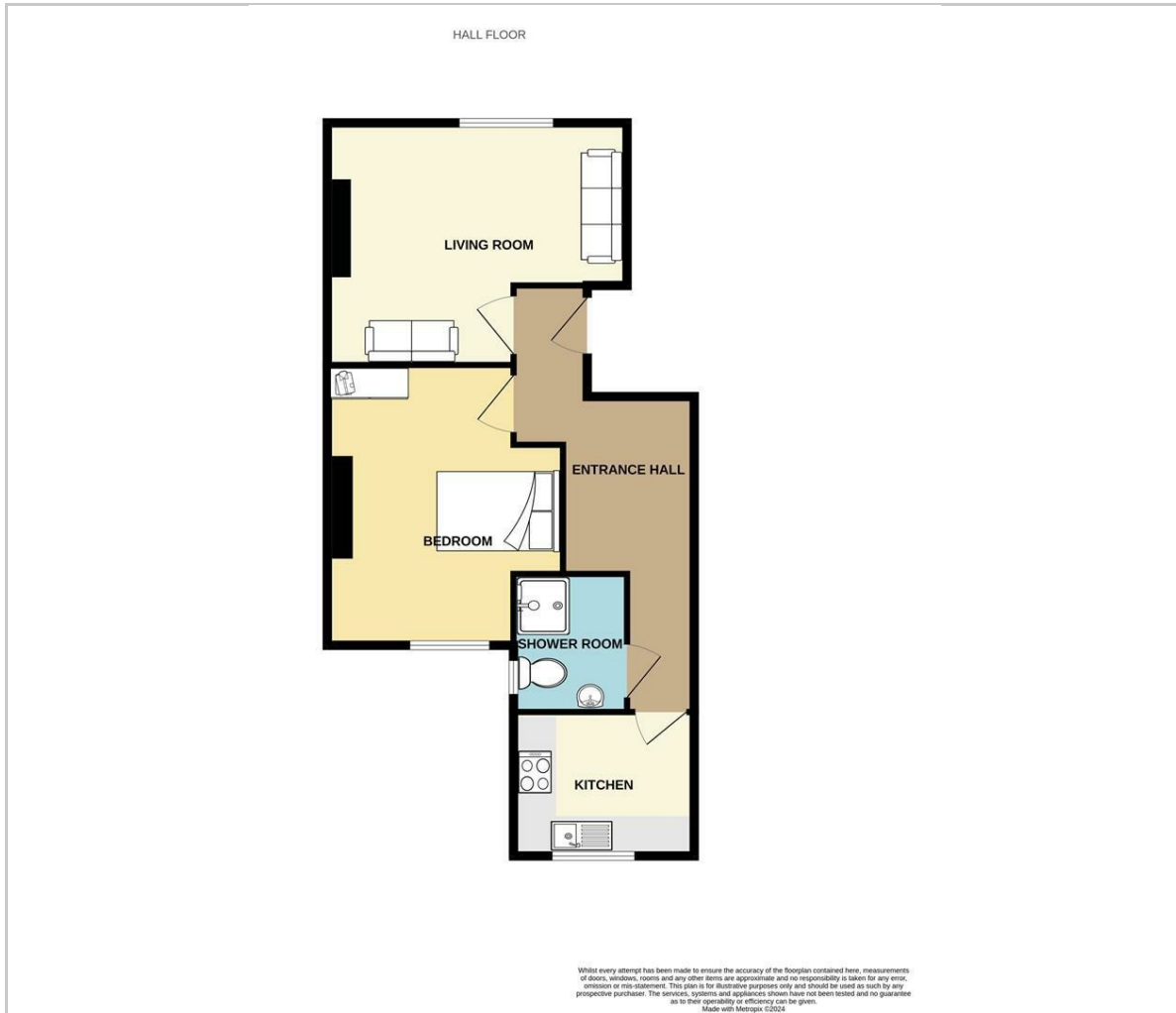


**Conclusion**  
This hall floor apartment on Langney Road is a fantastic opportunity for those looking for a well-located, newly modernised home. The comprehensive improvements—including a new kitchen, shower room, fresh paint, and carpets—mean the apartment is ready to move in without any additional work required. Offering both style and comfort, this property is ideal for those seeking a contemporary living space in a desirable location. Don't miss out on the chance to make this stunning apartment your new home.

**Lease Information**  
We have been advised that the property is leasehold and that there is approx 107 years remaining on the lease, service charge £480 per annum, ground rent is £150 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
 Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

