



Flat 2 27 Hyde Gardens
Eastbourne, BN21 4PX
£200,000

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Phil Hall Estate Agents are delighted to present this spacious and characterful two-bedroom hall floor apartment in the highly sought-after Hyde Gardens. Perfectly positioned in the heart of Eastbourne, this charming property is just a short walk from the town centre, train station, and the stunning seafront, offering an exceptional blend of convenience, style, and practicality.

Upon entering through the main communal entrance hall, a private front door welcomes you into a spacious hallway that provides access to all rooms. The standout feature of this home is the elegant living and dining area, which boasts soaring high ceilings, an exquisite feature fireplace with a decorative surround, and a grand bay window that floods the space with natural light. This impressive room offers a perfect setting for both relaxation and entertaining.

Towards the rear of the apartment, the separate kitchen is well-presented, featuring a range of wall and base units, a stainless steel sink, and a built-in oven and hob. While clean and functional, it also presents an excellent opportunity for modernisation. Double doors lead from the kitchen to a slimline balcony, providing a delightful outdoor space to enjoy fresh air and morning coffee.

Both bedrooms are positioned at the rear of the apartment, ensuring a peaceful retreat from the hustle and bustle of town life. Each bedroom benefits from double doors opening onto the balcony, enhancing the sense of space and natural light throughout. The bathroom is fitted with a three-piece suite, including a panel-enclosed bath, low-level WC, and wash hand basin, offering a clean and neutral aesthetic.

A major highlight of this property is the allocated parking space, a valuable asset in such a prime location. Situated to the rear of the building, the parking area is easily accessible via steps leading up to the balcony, ensuring both convenience and security.





LOCATION, LOCATION, LOCATION

Hyde Gardens enjoys an enviable location in the heart of Eastbourne, one of the South Coast's most vibrant and sought-after seaside towns. Positioned just moments from the town centre, this property benefits from an array of amenities right on its doorstep, including popular high-street shops, independent boutiques, cafés, and restaurants, making it an ideal setting for those who appreciate both convenience and lifestyle.

For commuters and those who frequently travel, Eastbourne train station is just a short walk away, offering direct links to London Victoria, Brighton, and surrounding areas, making it an excellent choice for professionals. The property is also well-served by local bus routes, ensuring easy access to all parts of the town and beyond.

The seafront, with its stunning coastline, is within easy walking distance, providing beautiful promenades, historic landmarks such as the iconic Eastbourne Pier, and access to the award-winning beaches. The scenic South Downs National Park is also nearby, offering breathtaking coastal walks and outdoor pursuits for nature lovers.

In addition, the area boasts a rich cultural and entertainment scene, with the Devonshire Park Theatre, Towner Art Gallery, and various seasonal events held at the nearby bandstand and Congress Theatre. For those seeking leisure and recreation, Eastbourne's well-regarded golf courses, sports clubs, and stunning parks offer something for everyone.

Hyde Gardens itself is a charming and well-maintained street, known for its elegant period properties and tree-lined surroundings, offering a peaceful yet central location that perfectly balances the best of town and coastal living

Communal Entrance Hall

Private Entrance Hall

Living Room/Dining Room
19'04 x 14'09 (5.89m x 4.50m)

Kitchen
9'00 x 7'08 (2.74m x 2.34m)

Bedroom One
14'06 x 9'06 (4.42m x 2.90m)

Bedroom Two
10'10 x 7'05 (3.30m x 2.26m)

Bathroom
6'01 x 5'07 (1.85m x 1.70m)

Outside

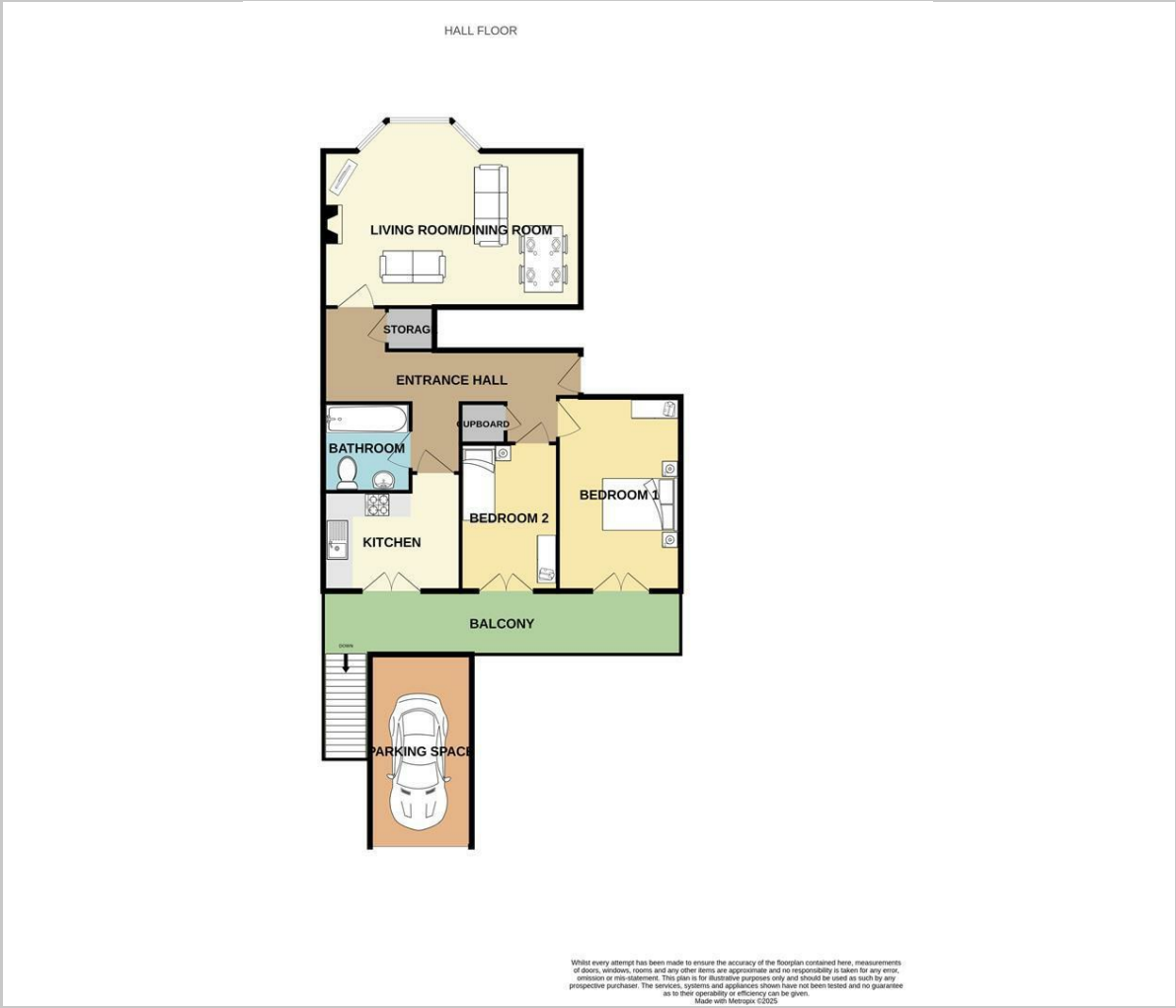
Allocated Parking Space

Lease Information

We have been advised that the property is share of freehold with approx 950 years remaining on the lease, service charge was £2595 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

