



**15 The Rising**

Eastbourne, BN23 7TL

**Guide price £190,000**





## 15 The Rising

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Phil Hall Estate Agents welcomes to the market The Rising, Eastbourne – A spacious first-floor apartment with private garden and garage situated in a highly sought-after location. The Rising presents a rare opportunity to acquire a well-proportioned two-bedroom first-floor apartment with its own private entrance, garden, and garage. Offering bright and spacious living, this home is ideal for first-time buyers, investors, or those seeking a peaceful yet well-connected residence. With local shops, schools, and excellent transport links all within easy reach, convenience and comfort are at the heart of this property.

As you approach the property, you are greeted by your own private front door, providing an added sense of exclusivity and security. Upon entry, stairs lead up to the first-floor landing, giving access to all rooms and loft storage, a valuable feature that adds further practicality.

The living and dining room is a bright and inviting space, benefitting from a large front-facing double-glazed window, allowing natural light to stream in throughout the day. This room offers ample space for both relaxation and dining, making it an excellent setting for entertaining guests or enjoying a quiet evening in.

Adjacent to the living area, the separate kitchen is well-equipped with a range of wall and base units, providing ample storage. There is dedicated space for a fridge freezer, cooker, and washing machine, making it a functional and efficient cooking space. A rear-facing double-glazed window offers delightful views over the private garden, adding to the appeal of this well-planned kitchen.

The apartment boasts two spacious double bedrooms, each offering comfortable and versatile accommodation and a well-appointed family bathroom which completes the accommodation, featuring a panel-enclosed bath, WC, and wash hand basin.

CHAIN FREE.







Guide Price £190,000 to £200,000

#### LOCATION, LOCATION, LOCATION

Situated in a highly sought-after area of Eastbourne, The Rising enjoys a fantastic location that perfectly balances convenience and lifestyle. This desirable neighbourhood offers easy access to a variety of local shops, supermarkets, and essential amenities, ensuring that everything you need is just a short distance away. Families will appreciate the proximity to well-regarded schools, while excellent bus and transport links make commuting and traveling around the area effortless.

Eastbourne itself is renowned for its stunning coastal charm, vibrant town centre, and scenic outdoor spaces. Residents can take advantage of nearby parks, walking trails, and recreational facilities, making it an ideal place for those who enjoy an active lifestyle. Additionally, the town's seafront, beaches, and iconic pier are just a short drive away, offering the perfect setting for leisurely strolls, dining, and entertainment.

With a combination of peaceful residential surroundings and easy access to urban conveniences, The Rising presents an exceptional opportunity to enjoy comfortable living in a prime Eastbourne location. Whether you're a first-time buyer, investor, or looking to downsize, this property offers the perfect base to experience the best of the area.

Entrance Hall

First Floor Landing

Living Room/Dining Room  
15'05 x 9'11 (4.70m x 3.02m)

Kitchen  
11'00 x 7'01 (3.35m x 2.16m)

Bedroom One  
12'01 x 9'02 (3.68m x 2.79m)

Bedroom Two  
10'11 x 10'00 (3.33m x 3.05m)

Bathroom  
7'11 x 4'11 (2.41m x 1.50m)



#### Outside

One of the standout features of this property is its private garden, a rare find for a first-floor apartment. This generous outdoor space is mainly laid to lawn, offering plenty of room for outdoor seating, gardening, or even hosting summer barbecues. A patio and shingle area add character and versatility to the garden, while the inclusion of a garden shed provides excellent additional storage. Whether you're looking to relax, entertain, or cultivate your own green space, this garden offers endless possibilities.

In addition to the fantastic living accommodation, the property also benefits from a garage in a nearby block. This secure space is ideal for parking or extra storage, ensuring maximum convenience for residents.

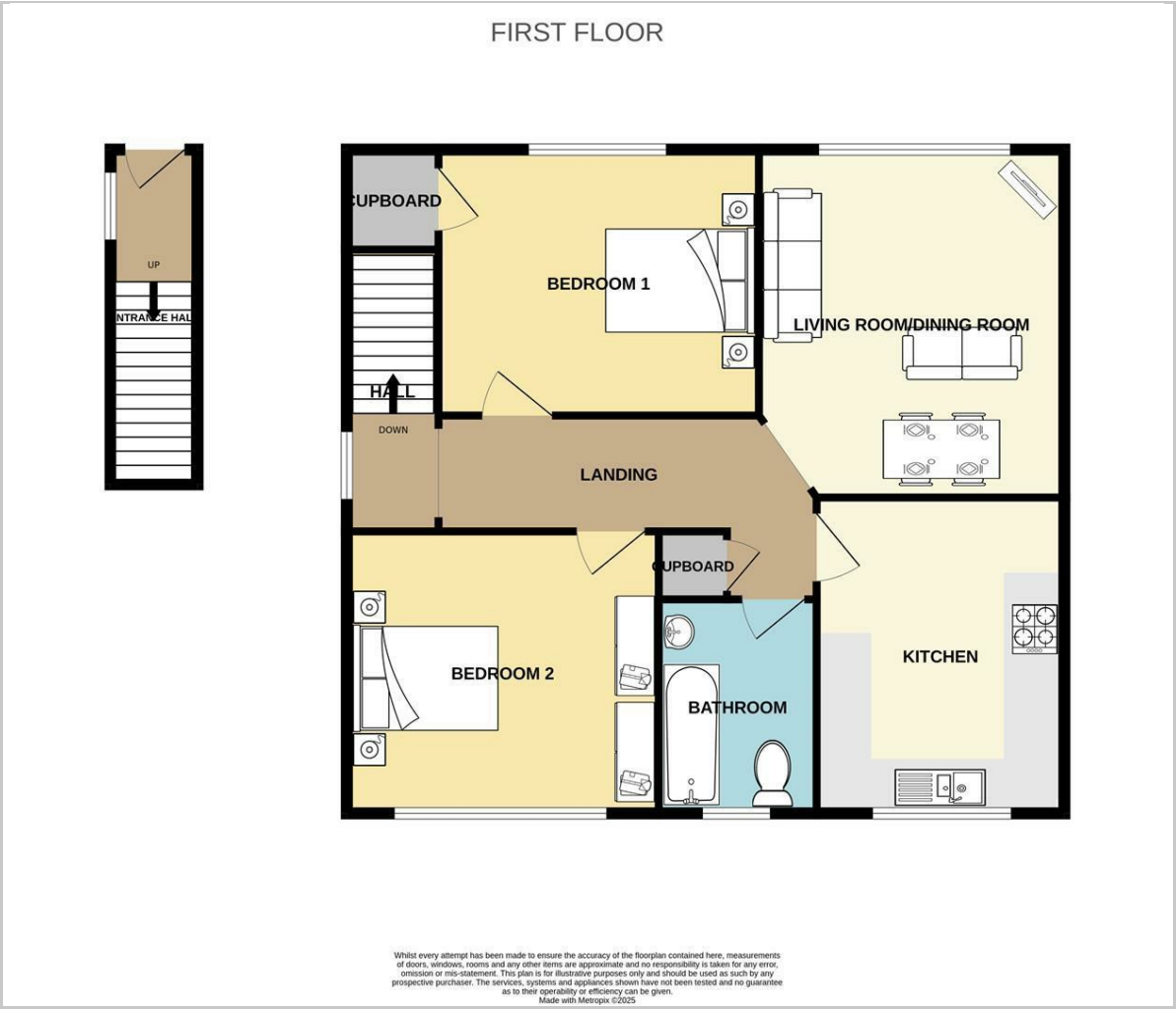
#### Lease Information

We have been advised that the property is leasehold with approx 947 years remaining on the lease, service charge is £40 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



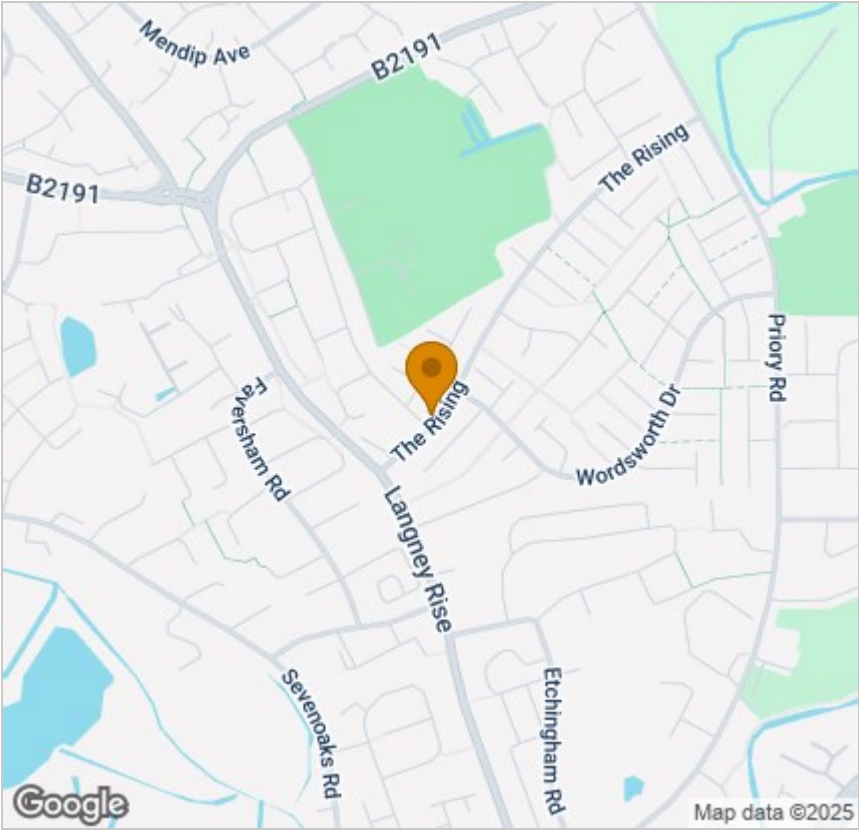
Viewing

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.

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Area Map



Energy Efficiency Graph

