



Flat 11 Berkeley House 26-28 Gildredge Road
Eastbourne, BN21 4SA

Guide price £160,000



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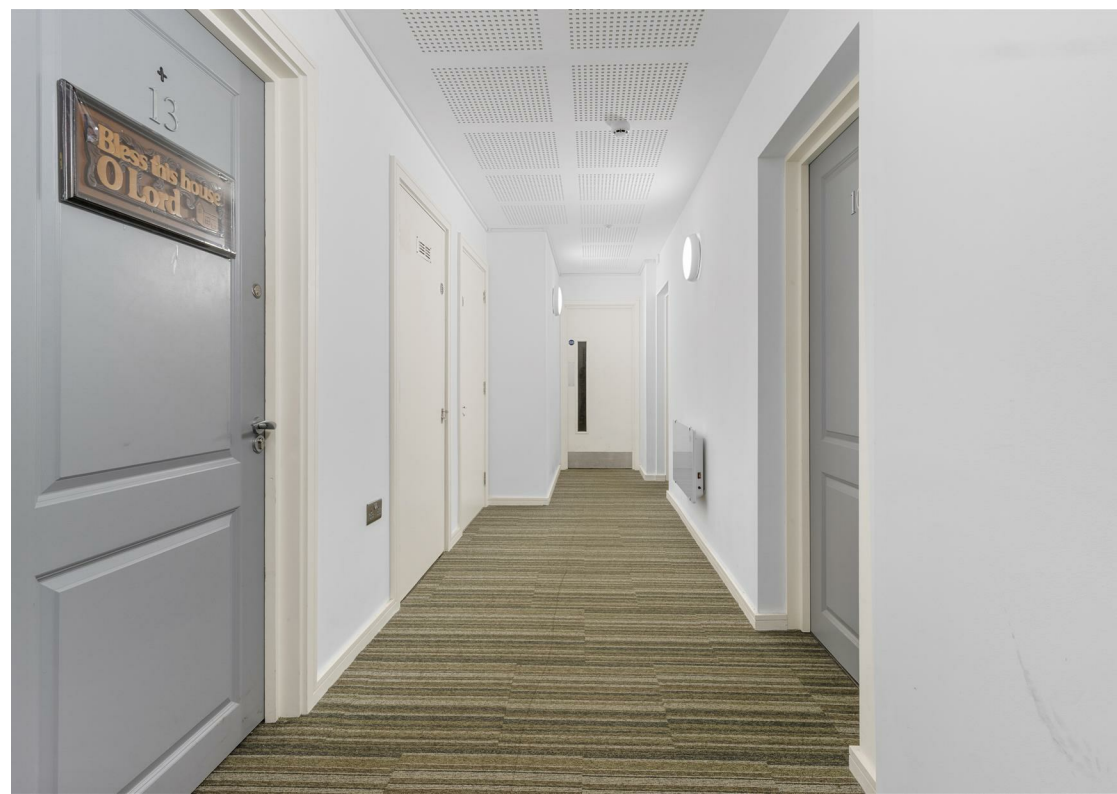
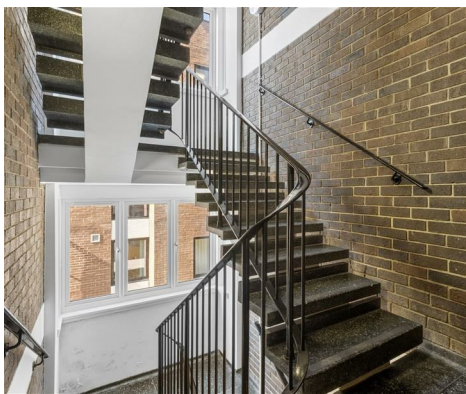
Phil Hall Estate Agents welcomes to the market Berkeley House, located in the heart of Eastbourne, just moments from the vibrant town centre, seafront, and mainline train station, this beautifully presented one-bedroom apartment occupies the first floor of Berkeley House – a modern and stylish development converted in 2021. Thoughtfully designed to meet the needs of contemporary living, the apartment offers a bright and spacious interior, high-quality finishes throughout, and the convenience of secure communal facilities, all within a highly sought-after central location.

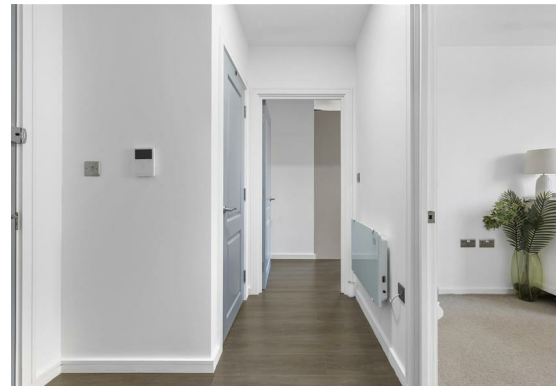
Upon entering the building, residents are welcomed by a clean, well-maintained communal entrance with a video entry system providing secure access. Both stairs and a lift serve all floors, ensuring ease of access.

The apartment itself opens into an entrance hallway, which includes a large built-in storage cupboard—ideal for coats, shoes, or general household storage.

The heart of the home is the open-plan living room, dining area, and kitchen, which together create a bright and sociable space perfect for relaxing or entertaining. Large windows flood the area with natural light, enhancing the airy feel of the room. The living area offers ample space for a range of furniture, while the dining area comfortably accommodates a table and chairs. The contemporary kitchen is fitted with a range of wall-mounted and base units, finished with sleek work surfaces and integrated with modern appliances, including a built-in electric oven and hob with extractor over, fridge, freezer, and dishwasher.

The generously sized double bedroom is similarly bright and inviting, offering plenty of room for a large bed and accompanying bedroom furniture. The bathroom, located off the hallway, is finished to a high standard and features a modern suite comprising a panel-enclosed bath with shower over and glass screen, close coupled WC, and a wall-mounted wash hand basin with storage cupboard beneath.





Guide Price £160,000 to £170,000

LOCATION, LOCATION, LOCATION

Berkeley House enjoys a prime position on Gildredge Road in the heart of Eastbourne, offering residents immediate access to the town's vibrant amenities and excellent transport links. Eastbourne's thriving town centre is just a short walk away, where a variety of shops, cafes, restaurants, and entertainment venues can be found, including the popular Beacon shopping centre and the Devonshire Quarter with its theatres and art venues. For those who enjoy coastal living, the beautiful Eastbourne seafront, with its iconic pier, promenade, and beaches, is also within easy walking distance, offering a relaxing escape and a range of leisure activities. The apartment is ideally placed for commuters too, with Eastbourne's mainline railway station only a few minutes away, providing direct services to London Victoria, Brighton, and Hastings. Gildredge Park—one of the town's most attractive green spaces—is also nearby, offering open lawns, tennis courts, and a café. Whether you're seeking cultural attractions, seaside relaxation, shopping convenience, or fast access to major transport routes, the location of Berkeley House truly delivers on every front.

Communal Entrance Hall

With video secure entry phone system, lift and stairs leading to the first floor

Private Entrance Hall

Living Room/Dining Room/Kitchen

18'05 max x 13'07 max (5.61m max x 4.14m max)

Bedroom

12'03 max x 9'09 (3.73m max x 2.77.06m)

Bathroom

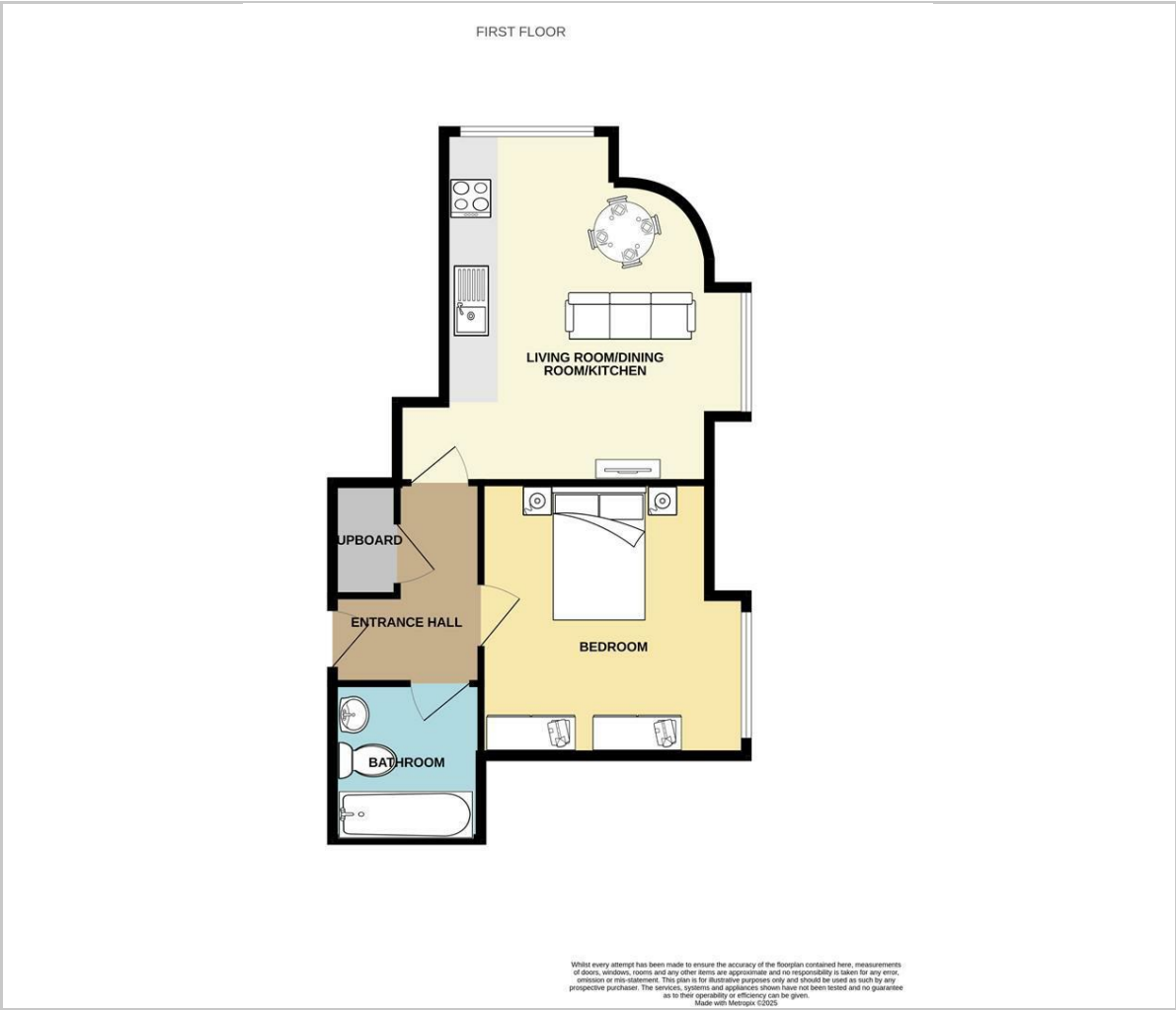
6'10 x 5'05 (2.08m x 1.65m)

Lease Information

We have been advised that the property is leasehold with approx 121 years remaining on the lease, service charge is £1536 per annum and the ground is £250 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

