



Flat 8 and Flat 12 Belmore Court Seaside  
Eastbourne, BN22 7QP

£275,000



## Flat 8 and Flat 12 Belmore Court Seaside

Eastbourne, BN22 7QP

Phil Hall Estate Agents is delighted to offer for sale this great investment opportunity of two one-bedroom apartments located in the same building in the sought after Seaside area of Eastbourne.

The apartments offer modern amenities like open-plan kitchen/living areas, spacious bedrooms, and contemporary bathrooms and presents a lucrative opportunity to increase your rental portfolio.

Imagine an area nestled in the heart of Eastbourne, where convenience meets coastal charm. Just steps away from your doorstep, you'll find a bustling array of local shops, including quaint boutiques, artisanal cafes, and convenient supermarkets, catering to your everyday needs.

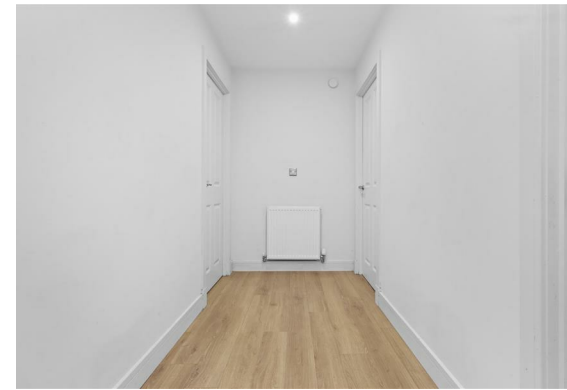
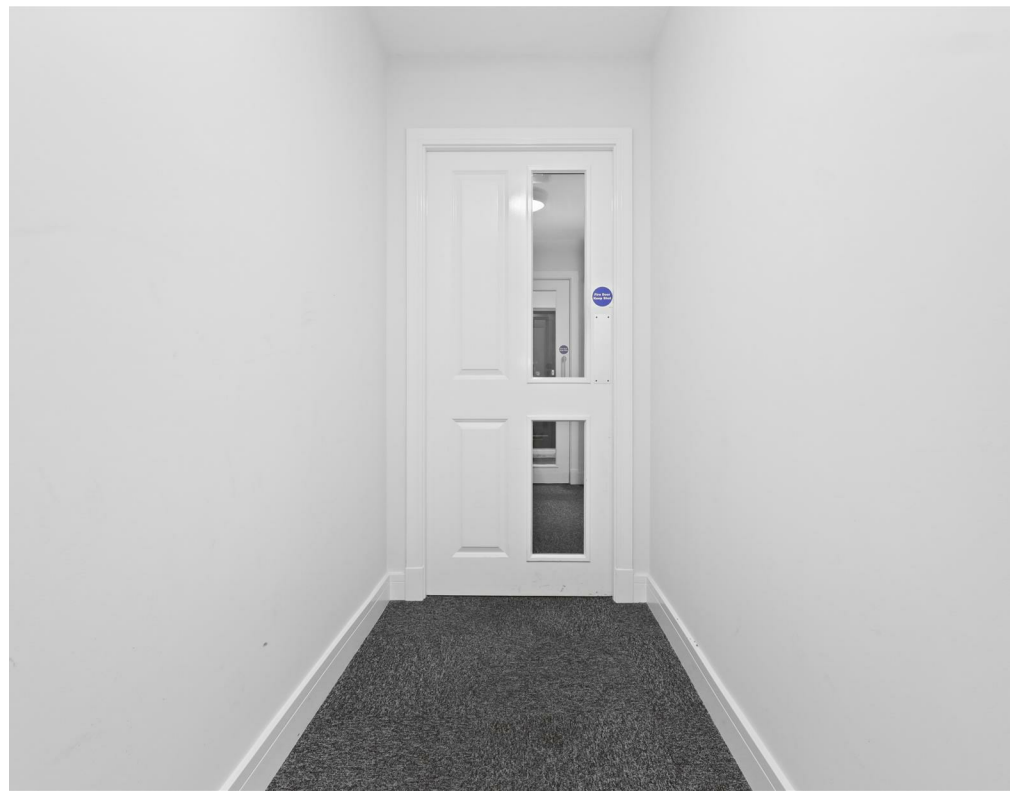
Venturing a little further, a leisurely stroll leads you to the picturesque seafront, where the soothing sound of waves beckons you. Take in the panoramic views as you walk along the promenade, dotted with charming cafes and ice cream parlours offering sweet treats and refreshing beverages.

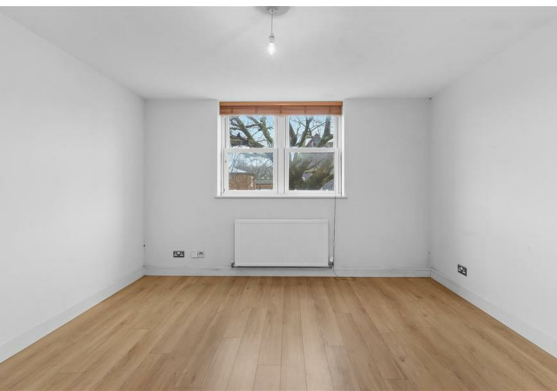
In summary, this area offers the perfect blend of convenience and coastal charm.

With the trend towards smaller living spaces and urbanization, these properties offer high rental demand. Additionally, their modern design attracts tenants seeking comfort and functionality. Given the potential for consistent rental income and potential appreciation, this investment could yield attractive returns in the long term.

The first and second floor flats features a contemporary open-plan layout, seamlessly integrating the living room and kitchen into a spacious and inviting area. Large windows allow natural light to flood the space, creating a bright and airy atmosphere. The modern kitchen is equipped with sleek appliances, ample storage space, and a stylish breakfast bar, ideal for casual dining or entertaining guests.

Adjacent to the living area is a cosy bedroom, providing a comfortable retreat for rest and relaxation. Completing the flat is a modern bathroom featuring clean lines, contemporary fixtures, and elegant finishes.





**LOCATION, LOCATION, LOCATION**  
Eastbourne is a charming seaside town, renowned for its Victorian architecture, picturesque beaches, and tranquil atmosphere. The seafront promenade offers stunning views of the English Channel, perfect for leisurely strolls or enjoying traditional fish and chips. Eastbourne Pier is a focal point, boasting amusement arcades and cafes, while nearby, the iconic Beachy Head cliffs provide breath-taking scenery. With a variety of cultural events, including the annual Eastbourne International Tennis Tournament, air show, vibrant cafes, and restaurants, Eastbourne provides a delightful seaside escape.

**First Floor Flat**

**Entrance Hall**

**Living Area**

20'9" max x 12'4" max (6.35 max x 3.78 max)

**Open Plan Kitchen/Breakfast Area**

**Bedroom**

14'0" max x 9'8" max (4.27 max x 2.95 max)

**Bathroom**

**Lease Information**

We have been advised that the property is leasehold and that there is approx 116 years remaining on the lease, service charge £1353.82 per annum, ground rent is approx £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.

**Second Floor Flat**

**Entrance Hall**

**Living Area**

20'9" max x 12'4" max (6.35 max x 3.78 max)

**Kitchen/Breakfast Area**

**Bedroom**

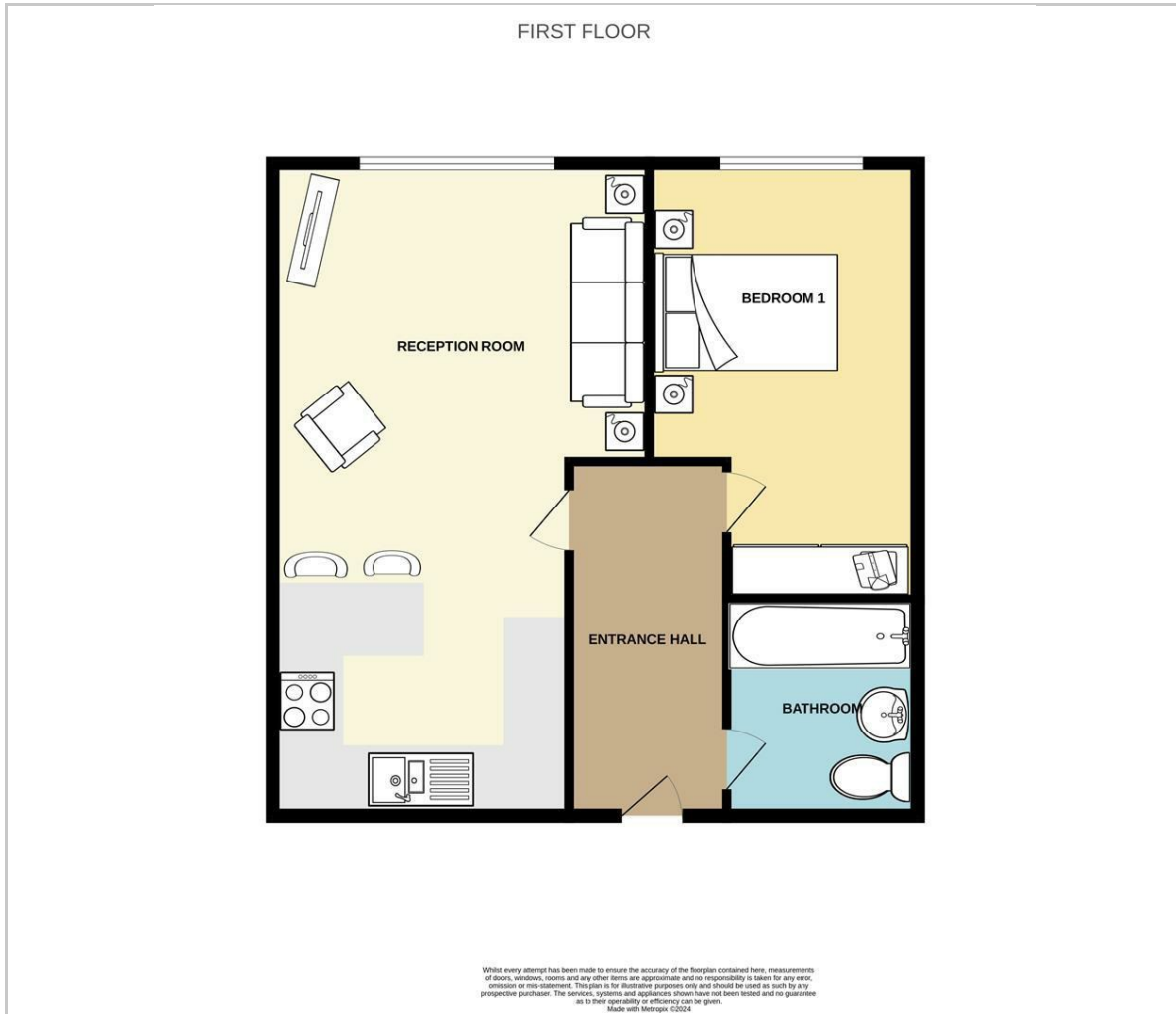
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## Floor Plan



## 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.

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

## Area Map



## Energy Efficiency Graph

