



**The Yews, St. Leonards Road, Eastbourne, BN21 3AQ**



**welcome to**

**The Yews, St. Leonards Road, Eastbourne**

An extremely well-presented One Bedroom Apartment forming part of this modern purpose-built development within walking distance of the town centre & train station. Benefiting from a private balcony, gated allocated parking and vendor suited.



### Communal Entrance

Security entry phone system. Stairs and passenger lift to second floor. Private entrance door to;

### Entrance Hall

Entry phone system. Airing cupboard housing washing machine. Radiator.

### Kitchen Open Plan To:

Range of wall and base units incorporating a one bowl sink and drainer unit, 4 ring gas hob with oven below and cooker hood above, integral fridge/freezer, space for dishwasher, spotlighting, tiled flooring, window to the side aspect.

### Living / Dining Room

24' 11" x 13' 7" ( 7.59m x 4.14m )

Dual aspect room with double doors leading to private balcony. Double glazed window to the side. Television point. Radiator. Television point.

### Balcony

### Double Bedroom

12' 8" x 11' 9" ( 3.86m x 3.58m )

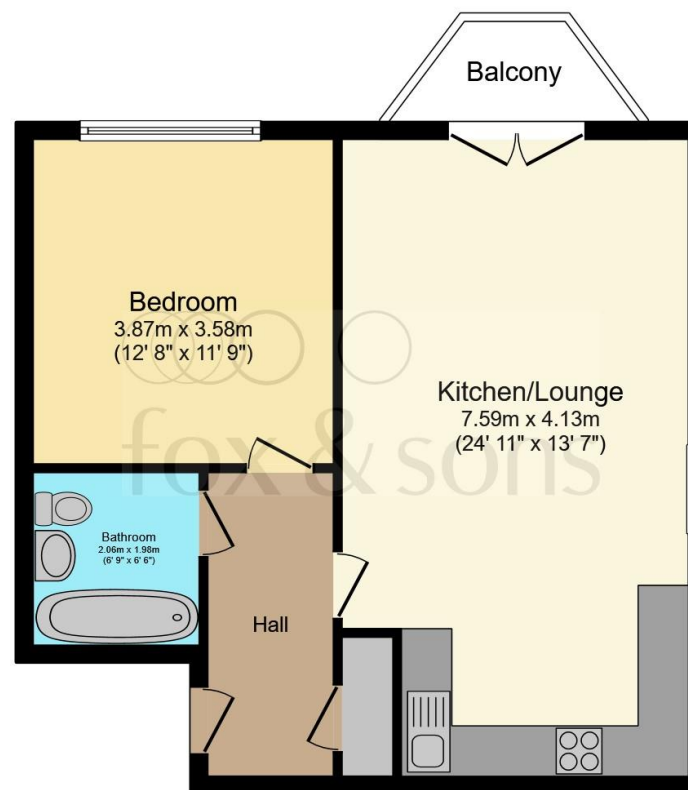
Double glazed window to the rear. Radiator.

### Bathroom

Tiled suite comprising bath with mixer taps and shower attachment

### Parking

Gated residents parking with secured private bike storage.



Total floor area 56.0 m<sup>2</sup> (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Yews, St. Leonards Road, Eastbourne

- ONE BEDROOM APARTMENT
- SECOND FLOOR
- GATED RESIDENTS PARKING
- PRIVATE BALCONY
- LIFT & STAIRS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £199,950



Please note the marker reflects the postcode not the actual property

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