



**Discovery House Susans Road, Eastbourne BN21 3AG**



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**Discovery House Susans Road, Eastbourne**

Spacious and well presented two bedroom flat in the centre of Eastbourne. This property offers spacious and bright open plan kitchen / living room, en-suite to master bedroom, communal garden & allocated parking.



### Communal Entrance

Front door with entry phone system into communal entrance with stairs leading to the first floor.

### Entrance Hall

Front door into entrance hall with two storage cupboard, one housing water tank.

### Open Plan Lounge / Kitchen

23' 10" x 12' 1" ( 7.26m x 3.68m )

### Lounge

Double glazed window to the rear aspect and electric heater.

### Kitchen

Fitted kitchen comprising of wall and base units with work surface over, integrated sink and drainer, tiled splashback, electric oven, electric hob with cooker hood over and integrated washing machine.

### Bedroom 1

15' 5" x 8' 7" ( 4.70m x 2.62m )

Double glazed window to the rear aspect and electric heater.

### En-Suite

Comprising of shower cubicle, wash hand basin, WC, heated towel rail and part tiled walls.

### Bedroom 2

11' 4" x 8' 6" ( 3.45m x 2.59m )

Double glazed window to the rear aspect and electric heater.

### Bathroom

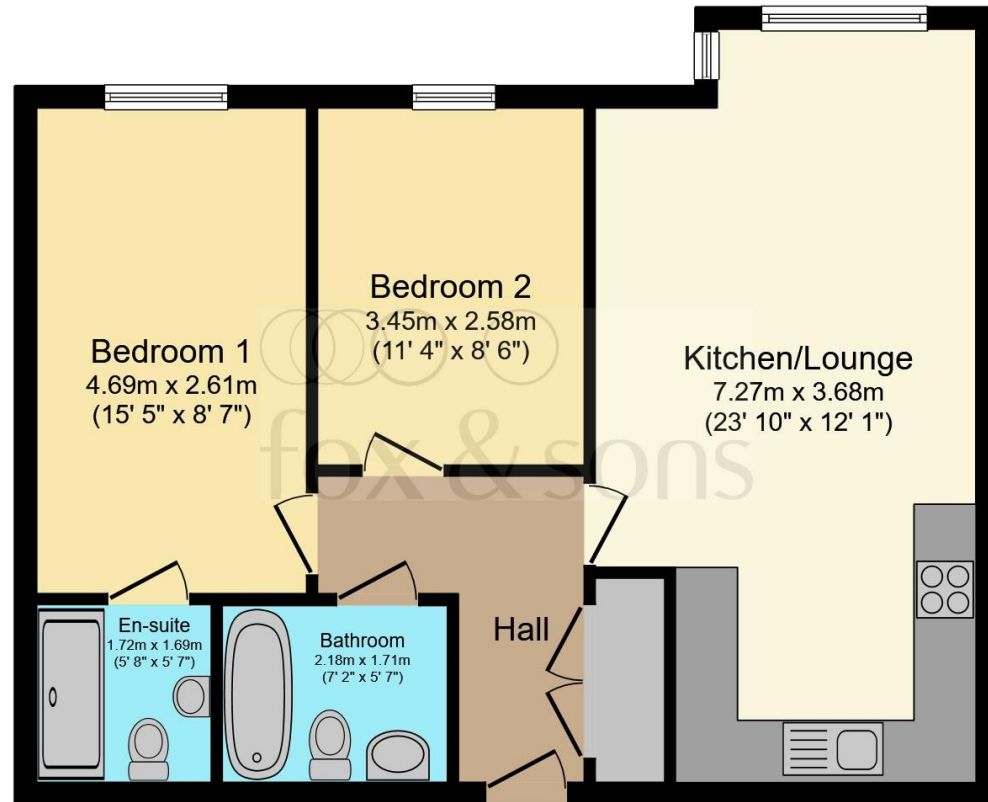
Comprising of bath with mixer taps and shower over, wash hand basin, WC, part tiled walls and heated towel rail.

### Parking

Allocated parking space access via secure gate.

### Garden

Communal lawn to the side of the property.



Total floor area 60.9 m<sup>2</sup> (656 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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## Discovery House Susans Road, Eastbourne

- TWO BEDROOM FIRST FLOOR
- WELL PRESENTED THROUGHOUT
- COMMUNAL GARDENS
- EN - SUITE TO MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES AND SEAFRONT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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