



**Longstone Road, Eastbourne BN21 3SL**

**welcome to**

**Longstone Road, Eastbourne**

A one bedroom first floor flat which is modern throughout situated in the town centre location. The property comprises of one double bedroom, open plan kitchen/lounge with the kitchen having fully fitted appliances and modern shower room. Offered to the market chain free with a share in the freehold



### Communal Entrance

Stairs leading to first floor. Private door leading to:

### Open Plan Lounge / Kitchen

17' 6" x 11' 9" ( 5.33m x 3.58m )

### Lounge

Two double glazed window to the front aspect. Entry phone system.

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine. Integral fridge / freezer and dish washer. Spotlighting. Radiator.

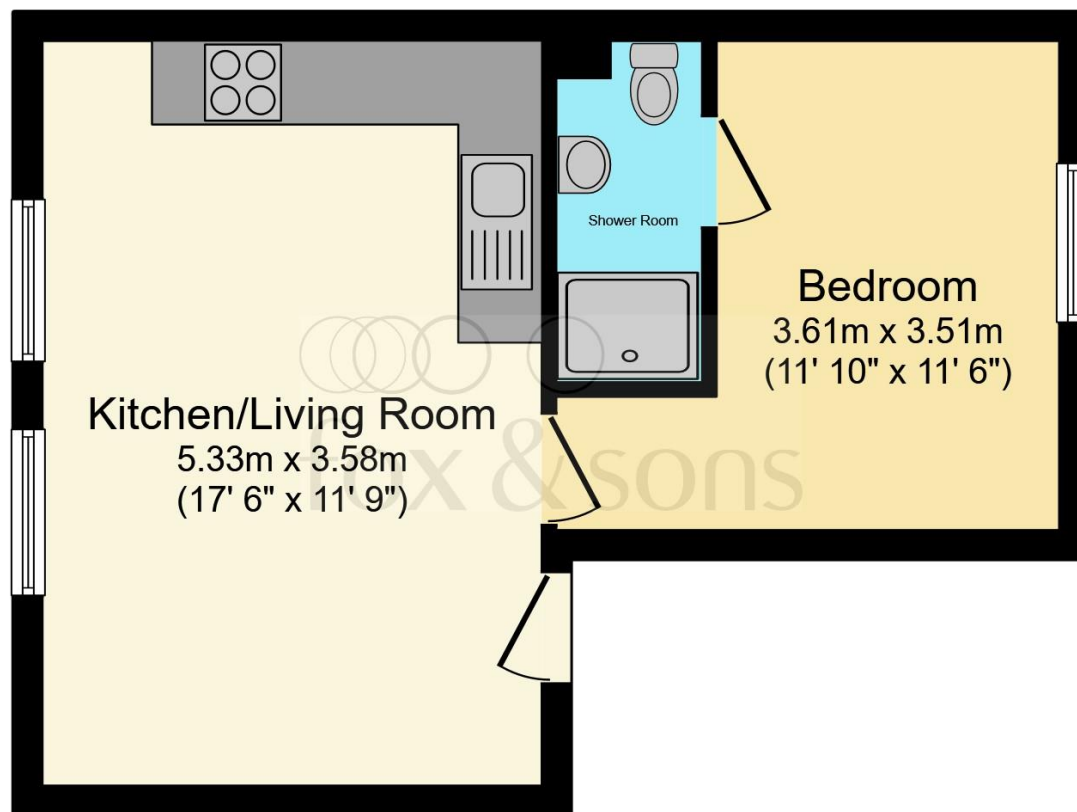
### Bedroom

11' 10" x 11' 6" ( 3.61m x 3.51m )

Double glazed window to the rear aspect. Radiator.

### En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Tiled.



Total floor area 32.1 m<sup>2</sup> (345 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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## **Longstone Road, Eastbourne**

- SHARE IN THE FREEHOLD
- ONE BEDROOM
- FIRST FLOOR FLAT
- MODERN THROUGHOUT
- OPEN PLAN KITCHEN / LOUNGE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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