



**Queens Gardens, Eastbourne BN21 3EF**



**welcome to**

**Queens Gardens, Eastbourne**

A one bedroom third floor flat located just off of Eastbourne Seafront. The property benefits from one double bedroom with access to the private balcony, lounge with SEA VIEWS, kitchen and bathroom. This property is perfect for first time buyers or investors. Call us today!



## Communal Entrance

### Entrance Hall

Entry phone system.

### Lounge

20' 8" x 12' 1" ( 6.30m x 3.68m )

Double glazed bay window to the front aspect. Two radiators. Sea views.

### Kitchen

12' 1" x 6' 2" ( 3.68m x 1.88m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Gas oven and hob with cooker hood above. Space and plumbing for washing machine. Space for fridge / freezer. Radiator.

### Bedroom

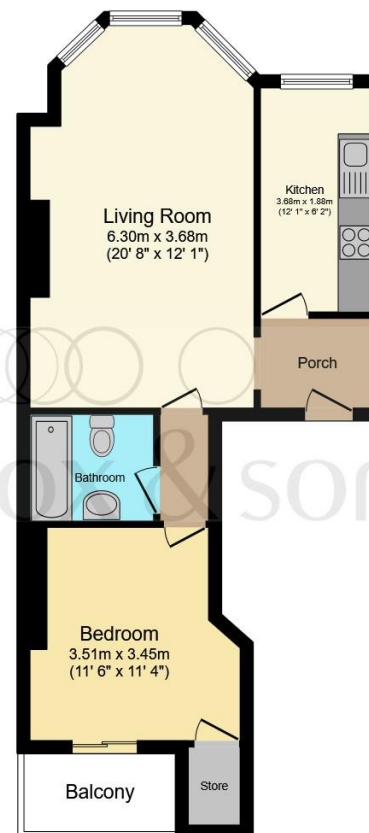
11' 6" x 11' 4" ( 3.51m x 3.45m )

Double glazed patio doors leading to private balcony. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window.

### Private Balcony



Total floor area 50.1 m<sup>2</sup> (539 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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## Queens Gardens, Eastbourne

- ONE BEDROOM
- THIRD FLOOR FLAT
- PRIVATE BALCONY
- SEA VIEWS
- SHORT WALK FROM THE SEAFRONT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119531 - 0002

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