



**Embassy Court Lewes Road, Eastbourne BN21 2BU**



**welcome to**

**Embassy Court Lewes Road, Eastbourne**

Located on the ground floor with access to a communal hallway and private entrance hall gives way to an impressive open plan kitchen/living/dining room, two double bedrooms and a fitted bathroom with stairs leading down to the lower level which comprises two further double bedrooms.



## Entrance Hall

## Open Plan Kitchen / Lounge

21' 7" x 15' ( 6.58m x 4.57m )

## 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 cooker hood above. Tiled splash back. Space and plumbing for washing machine. Space for fridge / freezer. Double glazed window to the front aspect.

## Lounge

Double glazed window to the front aspect. Radiator.

## Bedroom 1

11' 9" x 10' 6" ( 3.58m x 3.20m )

Double glazed window to the rear aspect. Radiator.

## Bedroom 2

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to the side aspect. Radiator.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Tiled throughout. Double glazed window to the side aspect.

## First Floor Landing

Stairs leading from ground floor to first floor landing. Radiator.

## Bedroom 3

11' 3" x 10' 10" ( 3.43m x 3.30m )

Double glazed window and door to the rear aspect. Radiator.

## Bedroom 4

13' 9" x 9' 11" ( 4.19m x 3.02m )

Double glazed window to the rear aspect. Cupboard. Radiator.

## Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Radiator. Bidet.

## Garage En Bloc

## Off Road Parking

Allocated parking space.



Ground Floor



First Floor

Total floor area 88.4 m<sup>2</sup> (952 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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## Embassy Court Lewes Road, Eastbourne

- FOUR DOUBLE BEDROOMS
- SPLIT LEVEL MAISONETTE
- OPEN PLAN LIVING SPACE
- ALLOCATED PARKING SPACE
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: D

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.

**£300,000**



Please note the marker reflects the postcode not the actual property

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