



**The Avenue, Eastbourne BN21 3FE**



**welcome to**

## **The Avenue, Eastbourne**

A beautifully appointed two bedroom second floor apartment forming part of this luxury development built by Five Walk Homes. Enviably positioned on the outskirts of the town centre, the apartment benefits from two double bedrooms, en suite to master, open plan lounge/kitchen with a juliet balcony.



### Communal Entrance

Video security entry phone system. Stairs and lift access to the second floor.

### Entrance Hall

Spotlighting. Cupboard.

### Open Plan Kitchen / Lounge

20' 6" x 14' 4" ( 6.25m x 4.37m )

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Island. Double eye level oven with gas hob and cooker hood above. Extractor fan. Spotlighting. Tiled splash back. Integral dish washer and fridge / freezer.

### Lounge

Double glazed patio doors to the side aspect. Double glazed window to the side aspect. Spotlighting.

### Bedroom 1

14' 3" x 11' 10" ( 4.34m x 3.61m )

Double glazed windows to the side aspect. Spotlighting. Radiator.

### En - Suite

Comprising a shower cubicle with rainfall shower head. Low level W.C. Wash hand basin with vanity unit below.

### Bedroom 2

12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to the side aspect. Spotlighting. Built in wardrobes.

### Bathroom

Comprising a walk in shower cubicle with rainfall over head shower attachment. Low level W.C. Wash hand basin with vanity unit below.

### Juliet balcony



Total floor area 71.1 m<sup>2</sup> (766 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 Avenue, Eastbourne

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LUXURY MODERN DEVELOPMENT
- EN SUITE
- OPEN PLAN MODERN KITCHEN/LOUNGE WITH JULIET BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2160.00

Ground Rent: 250.00

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.

guide price

**£260,000 - £270,000**



Please note the marker reflects the postcode not the actual property

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