



**Burlington Villas Seaside Road, Eastbourne BN21 3PZ**



**welcome to**

**Burlington Villas Seaside Road, Eastbourne**

An immaculately presented one bedroom flat located on the first floor coming to the market CHAIN FREE. Ideally located within Eastbourne town centre close to mainline train station and Eastbourne's award winning seafront. Enquire today to arrange a viewing. 01323 410911.



### Communal Entrance Porch

Stairs leading to first floor.

### Lounge

15' 2" max x 13' 10" max ( 4.62m max x 4.22m max )

Double glazed window to the rear aspect. Radiator. TV Point. Wardrobe and curtains can be included. Entry phone system. Broadband point.

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit with mixer tap. Electric oven and hob with cooker hood above. Boiler. Integral fridge / freezer. Space and plumbing for washing machine. Radiator. Double glazed window to the side aspect. Blinds and washing machine can be included.

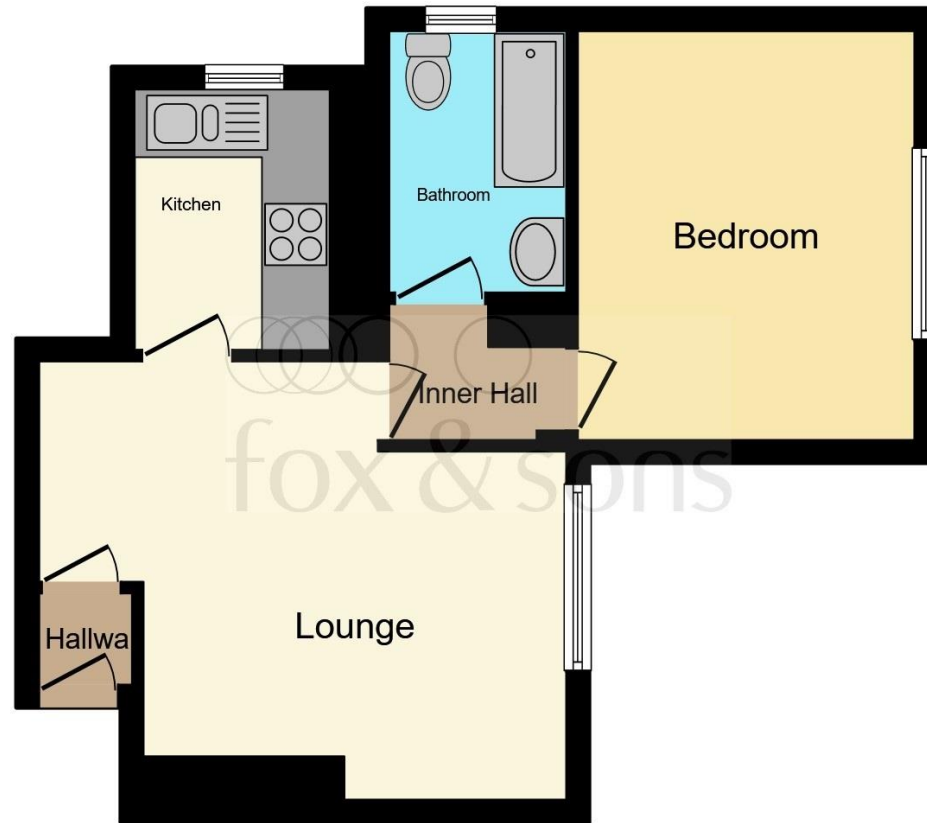
### Double Bedroom

11' 11" x 10' ( 3.63m x 3.05m )

Double glazed window to the rear aspect. Radiator. TV Point. Wardrobe and curtains can be included.

### Bathroom

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



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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## Burlington Villas Seaside Road, Eastbourne

- IMMACULATELY PRESENTED
- ONE DOUBLE BEDROOM FLAT
- TOWN CENTRE LOCATION
- FIRST FLOOR
- COUNCIL TAX BAND A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2023. 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:  
EBN119513 - 0006

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