



Spencer Lodge Spencer Road, Eastbourne BN21 4PA

welcome to

Spencer Lodge Spencer Road, Eastbourne

Spencer Lodge occupies a favoured Westerly position in the town centre within comfortable walking distance of the Beacon shopping centre with its range of restaurants, bars and shopping facilities. The historic and picturesque Eastbourne promenade and theatre district.



Entrance Porch

Door to the front aspect leading into entrance porch with door leading into:

Entrance Hall

Wood flooring. Double glazed window to the front.

Living Room

19' 8" max x 18' 4" max (5.99m max x 5.59m max)

Double glazed bay window to the front aspect and radiator.

Kitchen

14' 9" max x 9' 8" max (4.50m max x 2.95m max)

Fitted kitchen comprising wall and base units with solid wood work surface over, sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine and radiator.

Bedroom One

10' 8" x 11' 2" (3.25m x 3.40m)

Double glazed window to the front aspect, radiator and door leading into bathroom.

Bedroom Two

15' x 14' 2" (4.57m x 4.32m)

Double glazed window to the side aspect, radiator and a kitchenette comprising wall and base units with sink and drainer.

En Suite

Comprising shower cubicle, WC, wash hand basin and extractor fan.

Bedroom Three

18' 4" max x 11' 1" max (5.59m max x 3.38m max)

Double glazed window to the side aspect, radiator and kitchenette with wall and base units with sink and drainer.

En Suite

Comprising double glazed window to the side aspect, shower cubicle, WC and wash hand basin.

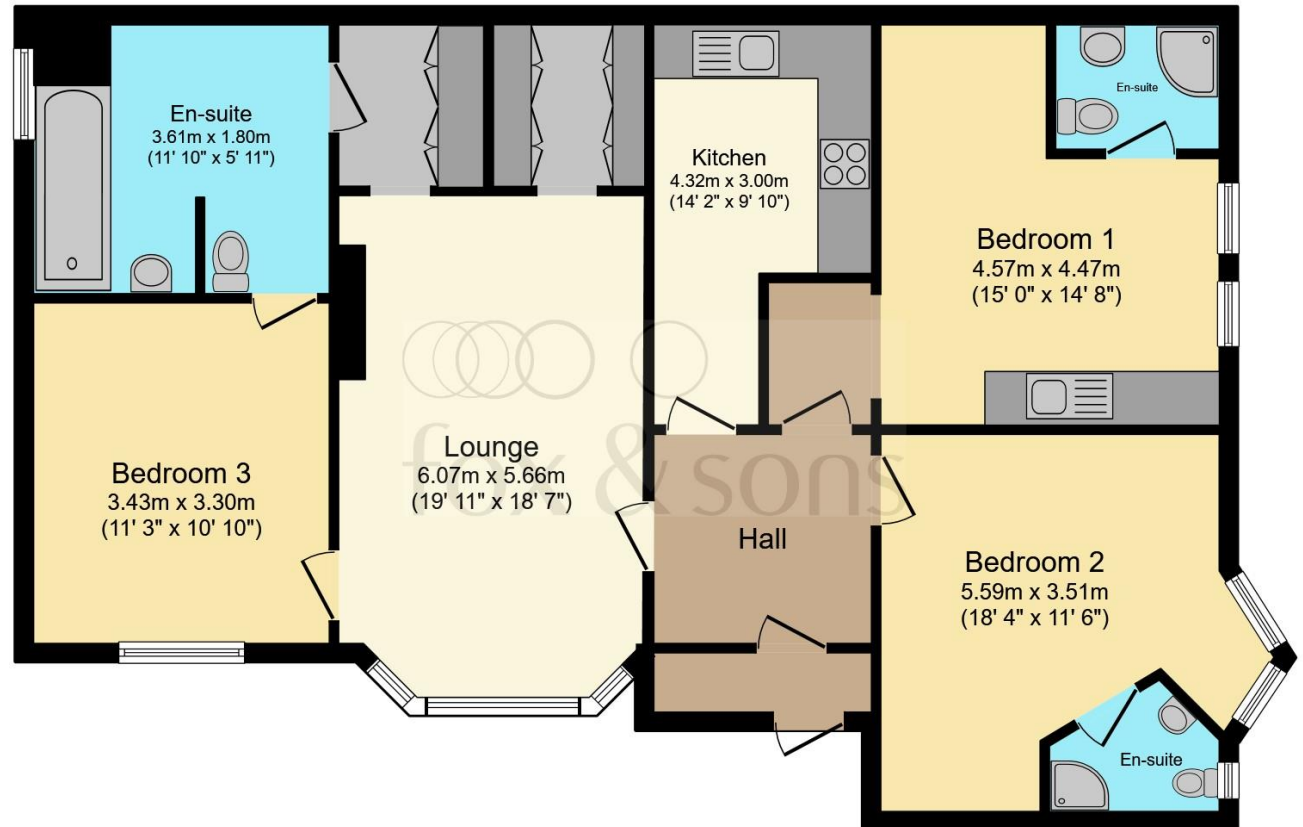
Bathroom

Double glazed window to the side aspect , Jacuzzi bath with mixer taps and shower attachment over, wash hand basin, WC and heated towel rail.

Private Garden

Large block paved, low maintenance private garden.

Parking



Total floor area 102.7 m² (1,105 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



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welcome to

Spencer Lodge Spencer Road, Eastbourne

- EXCEPTIONALLY SPACIOUS GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- TWO EN SUITES AND FAMILY BATHROOM
- 19' BAY FRONTED LIVING ROOM
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1428.40

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£420,000 - £440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119910 - 0003

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