



Queens Gardens, Eastbourne BN21 3EF

welcome to

Queens Gardens, Eastbourne

A beautifully refurbished two bedroom first floor apartment boasting wonderful views from the balcony towards the sea and the pier. Offered to the market CHAIN FREE, the apartment forms part of this attractive period residence directly off Eastbourne's historic seafront.



Communal Entrance Hall

Entrance Hall

Open Plan Lounge / Kitchen

19' 5" x 12' 6" (5.92m x 3.81m)

Lounge

Double glazed bay window and door to the front aspect balcony. Radiator. Spotlighting. Wood effect flooring throughout.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Breakfast bar. Electric oven and hob with cooker hood above. Space and plumbing for washing machine. Entry phone system. Spotlighting. Splashback.

Bedroom 1

12' 3" x 11' 3" (3.73m x 3.43m)

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

Bedroom 2

15' 10" x 6' (4.83m x 1.83m)

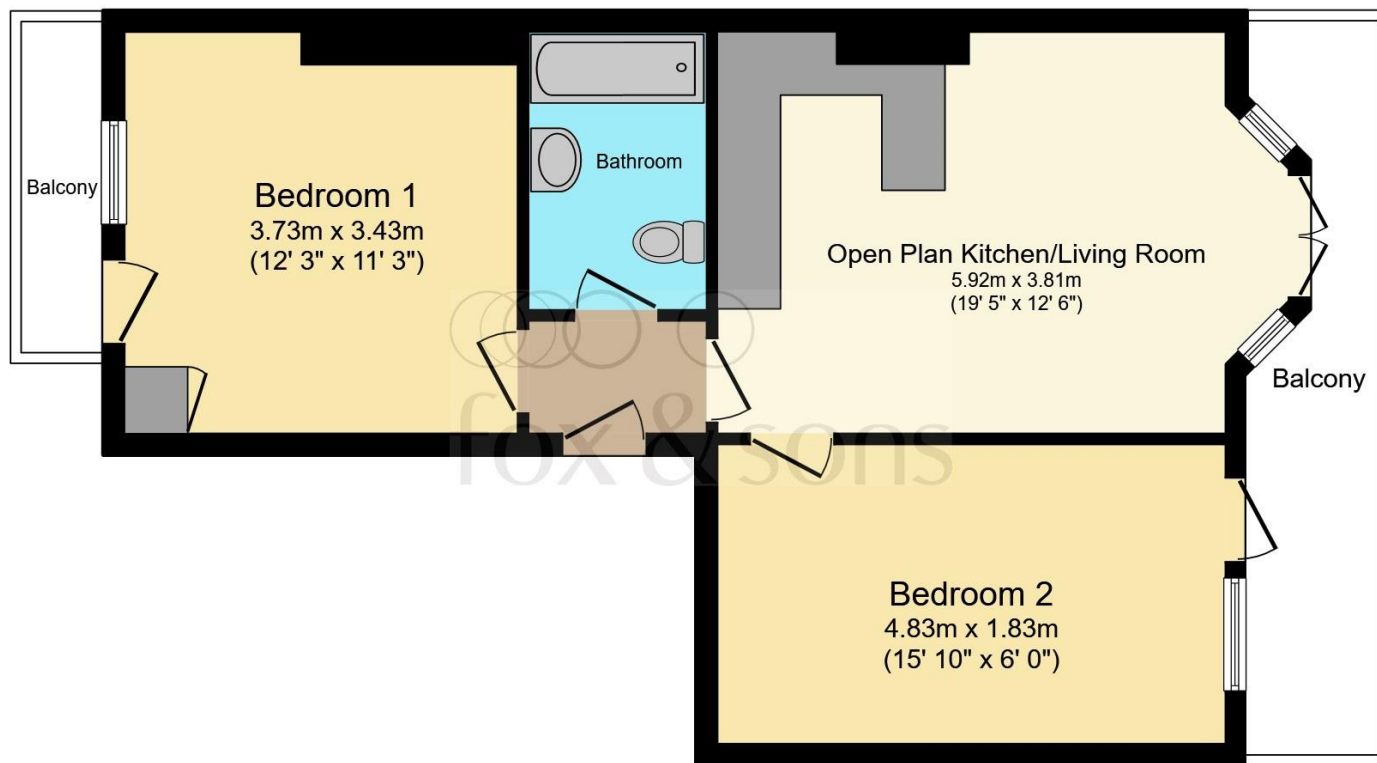
Double glazed window to the front aspect. Radiator. Sea views.

Bathroom

Comprising of a bath with mixer taps and over head rainfall shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Spotlighting.

Balcony

Two private balconies.



Total floor area 55.1 m² (594 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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Queens Gardens, Eastbourne

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- BEAUTIFULLY REFURBISHED THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN
- BALCONY WITH VIEWS TO SEA

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2050.00

Ground Rent: 200.00

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.

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120036 - 0005

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