



Queens Gardens, Eastbourne BN21 3EF



welcome to

Queens Gardens, Eastbourne

Well-presented one-bedroom first floor flat featuring a bright living space, separate kitchen, double bedroom, and bathroom. The property benefits from a private balcony, communal entrance, and on-street parking. Conveniently located close to local amenities and transport links.



Communal Entrance Hall

Entrance Hall

Lounge

19' 4" x 11' 11" (5.89m x 3.63m)

Double glazed bay window to the front aspect.

Fireplace.

Kitchen

15' 11" x 8' 4" (4.85m x 2.54m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven with gas hob with cooker hood above. Tiled splash back. Space for fridge / freezer. Space and plumbing for washing machine. Double glazed window to the front aspect.

Bedroom

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window and door to the rear aspect leading to balcony. Built in cupboard. Radiator.

Bathroom

Comprising a bath with mixer taps. Low level W.C.

Wash hand basin. Extractor fan. Tiled throughout.

Spotlighting.

Private Balcony

Paved private balcony with cover.



Total floor area 49.8 m² (536 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

- ONE BEDROOM FIRST FLOOR FLAT
- PRIVATE BALCONY
- COMMUNAL ENTRANCE
- BRIGHT AND WELL PROPORTIONED LOUNGE
- GOOD SIZE DOUBLE BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

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.

£170,000



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Property Ref:
EBN120136 - 0002

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