



**Burlington Place, Eastbourne BN21 4AR**

***welcome to***

## **Burlington Place, Eastbourne**

Fox and Sons proudly present to market this NEWLY CONVERTED collection of luxuriations 1 & 2-bedroom apartments enviably located just moments from Eastbourne's historic seafront and vibrant town centre. This elegant period residence is perfect for those seeking a blend of luxury, comfort, and convenience featuring high-quality finishes and contemporary design in this prime seafront position.

Step inside this glorious 2 bedroom first floor apartment to find a spacious open-plan living area, fully-fitted kitchen boasts top-of-the-line appliances and ample storage, ideal for both everyday living and entertaining. Two generous double bedrooms. A chic, modern family bathroom serves the rest of the flat and allocated parking space.





**Communal Entrance**

**Entrance Hall**

**Open Plan Lounge / Kitchen**

22' 2" x 16' 1" ( 6.76m x 4.90m )

**Lounge**

**Kitchen**

**Bedroom 1**

13' 7" x 11' 11" ( 4.14m x 3.63m )

**En-Suite**

**Bedroom 2**

10' 3" x 9' 7" ( 3.12m x 2.92m )

**Bathroom**

**Off Street Parking**

**Agents Note**

**Total floor area 66.3 m<sup>2</sup> (714 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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## Burlington Place, Eastbourne

- BRAND NEW
- FIRST FLOOR
- TWO BEDROOM FLAT
- OPEN PLAN LOUNGE / KITCHEN
- LONG LEASE

Tenure: Leasehold EPC Rating: Exempt

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

**£280,000 - £300,000**



**view this property online** [fox-and-sons.co.uk/Property/EBN119815](https://fox-and-sons.co.uk/Property/EBN119815)



Property Ref:  
EBN119815 - 0003

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Please note the marker reflects the  
postcode not the actual property