





welcome to

Royal Parade, Eastbourne

*** GUIDE PRICE £550,000 - £575,000 ***

A unique property located on Eastbourne seafront comprising of two separate two bedroom flats offering well presented accommodation throughout. Additionally benefiting from having a garage to the rear.

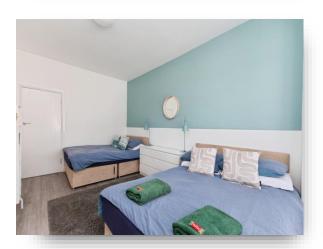












Ground Floor Flat

Entrance Hall

Open Plan Lounge / Dining Room

Double glazed window to the rear aspect. Double glazed door to the side aspect. Radiator.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine and dish washer. Breakfast bar. Space for fridge / freezer. Double glazed window to the side aspect.

Bedroom 1

Double glazed bay window to the front aspect. Radiator.

Bedroom 2

Double glazed bay window to the rear aspect. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Double glazed window to the side aspect.

Conservatory

Double glazed window to the rear and side aspect.

Rear Garden

Patio area with an area mostly laid to artificial grass.

First Floor Flat

Communal Entrance

Entrance Hall

Stairs leading from ground floor to first floor landing. Cupboards.

Lounge

15' 3" max x 12' 6" (4.65m max x 3.81m)
Double glazed bay window to the front aspect. Door leading to balcony. Radiator.

Kitchen

13' 9" x 5' 8" (4.19m x 1.73m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine and dish washer. Space for fridge / freezer. Radiator. Double glazed window and door to the front aspect.

Bedroom 1

17' 5" max x 10' 6" (5.31m max x 3.20m) Double glazed bay window to the rear aspect. Radiator

Bedroom 2

14' 9" max x 8' 2" max (4.50m max x 2.49m max) Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Double glazed window to the side aspect.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

Private Balcony





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- *** GUIDE PRICE £550.000 £575.000 ***
- FREEHOLD PROPERTY COMPRISING OF TWO SEPARATE FLATS
- GROUND FLOOR TWO BEDROOM FLAT WITH **GARDEN AND ACCESS TO GARAGE**
- FIRST FLOOR TWO BEDROOMS FLAT WITH BALCONY
- **GARAGE TO REAR**

Tenure: Freehold EPC Rating: D Council Tax Band: E

guide price

£550,000 - £575,000









Please note the marker reflects the postcode not the actual property

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