



**Heatherleigh Royal Parade, Eastbourne BN22 7FS**



*welcome to*

## **Heatherleigh Royal Parade, Eastbourne**

Situated adjacent to Eastbourne's award-winning seafront comes this stunning one bedroom third floor flat. This property is situated opposite Eastbourne's fantastic seafront with pier and annual Airbourne air show and is within close proximity to Eastbourne's growing town centre.



## Communal Entrance Hall

Lift to all floors.

## Entrance Hall

Entry phone system.

## Lounge

14' 4" x 11' 7" ( 4.37m x 3.53m )

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

## Kitchen

9' 9" into recess x 10' 8" ( 2.97m into recess x 3.25m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and hob. Integral fridge / freezer. Cupboard containing boiler. Radiator. Sea views. Double glazed window to the side aspect.

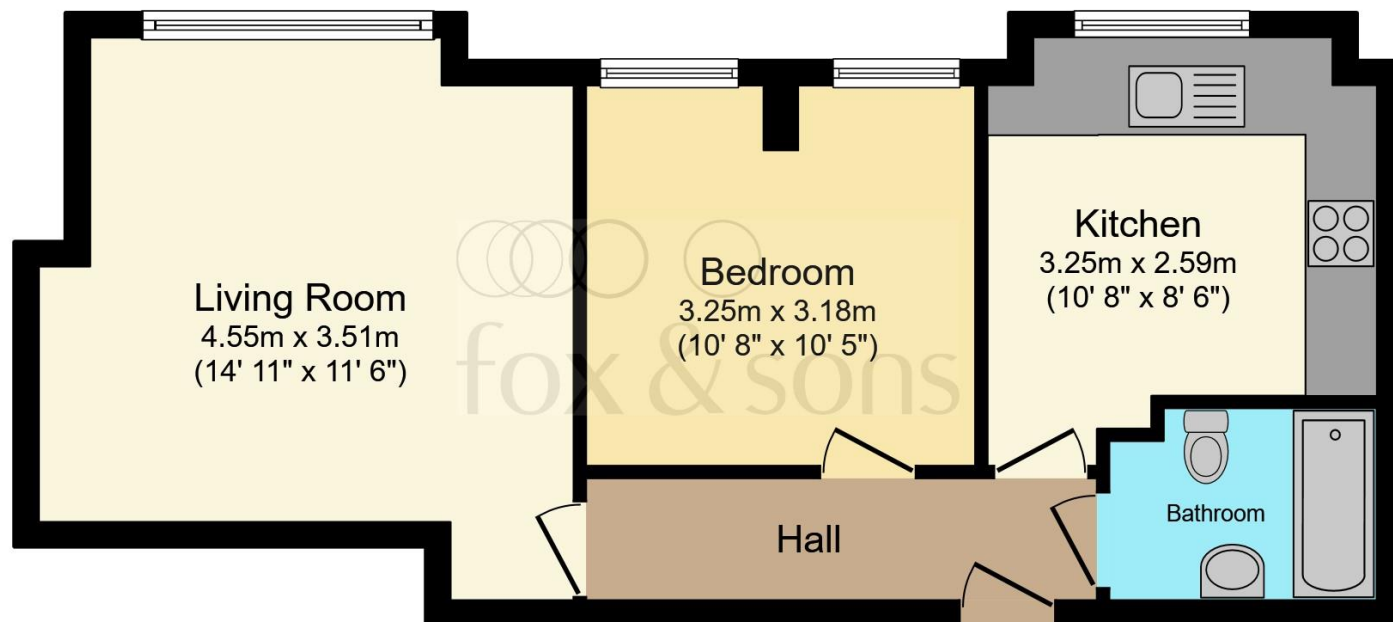
## Bedroom

10' 5" x 10' 7" ( 3.17m x 3.23m )

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

## Bathroom

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



Total floor area 47.3 m<sup>2</sup> (509 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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## Heatherleigh Royal Parade, Eastbourne

- ONE DOUBLE BEDROOM
- THIRD FLOOR FLAT
- ADJACENT TO EASTBOURNE SEAFRONT
- MODERN DEVELOPMENT
- SEA VIEWS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 900.00

Ground Rent: Ask Agent

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

**£190,000 - £195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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