

Queens Gardens, Eastbourne

# £180,000



**Key Features** 

CHAIN FREE

apartment

centre

2

999 year lease

EPC rating C

Second floor, two bedroom

Directly overlooking Eastbourne Pier

Minutes walk from town



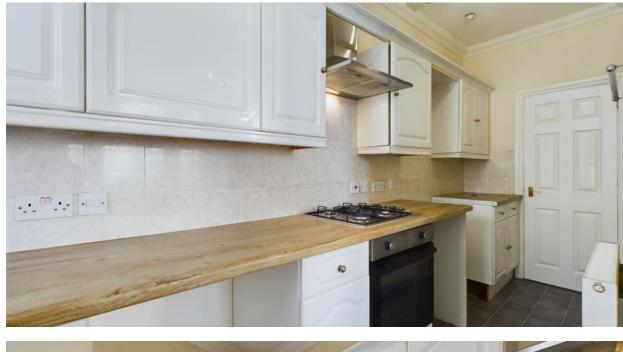
Northwood are delighted to welcome to market a rare opportunity to acquire, CHAIN FREE, this fantastic two-bedroom, second-floor apartment directly overlooking Eastbourne Pier.

Accommodation comprises an enormous living room, fitted kitchen, two bedrooms both with built-in wardrobes and a bathroom with shower over bath.

Further benefits include a lift, gas central heating, period features and sea views.









Located on Eastbourne seafront, overlooking the pier and promenade, this amazing apartment in a converted period building is only minutes from the town centre and train station. If you love British seaside towns and yearn to live by the sea then this is the perfect property for you.

Council Tax Band B: £1795

#### Lease Details

A new 999 year lease will be issued at the time of sale

Service Charge: £1200

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <u>https://checker.ofcom.org.uk/</u>

# Entrance Hall

4.68m x 0.96m (15'5" x 3'1") Centrally located entrance hall, carpeted with entry phone, radiator and doors to all rooms

## Living Room 5.81m x 4.81m (19'1" x 15'10")

Enormous living room, carpeted with period fireplace, large bay window to front aspect featuring period sash windows overlooking the sea, two radiators, wall sconces and period cornice













## Kitchen

#### 4.69m x 1.43m (15'5" x 4'8")

Good-sized fitted kitchen with sash window to side-aspect, slateeffect vinyl floor, cooker hood, gas hob, built-under electric oven, radiator and a range of white wall and base units with space/plumbing for fridge-freezer and washing machine

## Bathroom

#### 2.00m x 1.69m (6'7" x 5'6")

Tiled bathroom with extractor fan, radiator and white suite comprising basin, WC and bath with shower over

# Bedroom One

#### 3.96m x 2.82m (13'0" x 9'4")

Good-sized double bedroom, carpeted with radiator, double-glazing to rear aspect and built-in wardrobe

# Bedroom Two

### 2.56m x 2.42m (8'5" x 7'11")

Good-sized single bedroom, carpeted with radiator, double-glazing to rear aspect and built-in wardrobe containing gas combi-boiler







# Northwood

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