



Key Features

- ◆ Two-bedroom, first-floor apartment
- ◆ Sought-after seafront location
- ◆ Period conversion
- ◆ Large rooms
- ◆ Freehold
- ◆ EPC rating C



South Cliff Avenue, Eastbourne

Offers in excess of £190,000



Northwood are delighted to welcome to market this fantastic two-bedroom, first-floor apartment just off the seafront in Eastbourne.

Accommodation comprises: large living room, two large double bedrooms, fitted kitchen and bathroom with shower over bath.

Further benefits include gas central heating, double-glazing and secure entry-phone.

Located metres from the West Lawns section of Eastbourne's fabulous Victorian seafront, this spacious flat in a converted period building is midway between the pier and the South Downs - perfectly situated to make the most of life on the Sunshine Coast!





CURRENTLY OCCUPIED WITH STABLE, LONG-TERM TENANTS, THIS PROPERTY IS AVAILABLE AS AN INVESTMENT OR AS VACANT POSSESSION.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/7c1b9e32bc4949c88c708adbe6723757/>

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

Council Tax Band A: £1539

Lease: 999 years

Ground Rent: £0

Service Charge: £1466 per annum

Entrance Hall

2.31m x 1.24m (7'7" x 4'1")

Centrally located entrance hall, carpeted with radiator, entry phone, airing cupboard and access to all rooms

Living Room

4.63m x 3.60m (15'2" x 11'10")

Bright, spacious, carpeted room with radiator, gas fire and large uPVC double-glazing to rear aspect

Kitchen

3.01m x 2.36m (9'11" x 7'8")

Fitted kitchen with window to front aspect, vinyl floor, white cabinets, solid oak work surfaces, electric oven and hob and space/plumbing for washing machine





Bedroom One

4.72m x 3.33m (15'6" x 10'11")

Large double bedroom, carpeted with radiator and uPVC double-glazed bay window to front aspect

Bedroom Two

3.66m x 3.64m (12'0" x 11'11")

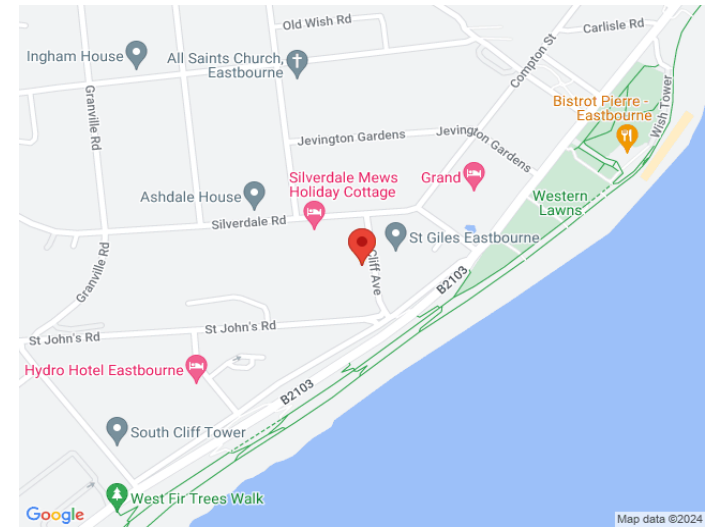
Double bedroom, carpeted with radiator and uPVC double window to front aspect

Bathroom

1.90m x 1.82m (6'2" x 6'0")

Good-sized bathroom with vinyl floor, radiator, mosaic tiled walls and white suite comprising basin, WC and bath with shower over.





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