



Key Features

- ◆ CHAIN FREE
- ◆ Two, one-bedroom flats just off Eastbourne seafront
- ◆ Close to local shops and amenities
- ◆ Walking distance to town centre and train station
- ◆ Leasehold
- ◆ EPC rating D



Leaf Hall Road, Eastbourne

£177,000



Northwood are delighted to welcome to market, CHAIN FREE, this rare opportunity to invest in TWO, tenanted, one-bedroom flats, just off Eastbourne town centre.

Accessed via a communal door which exclusively serves both flats, each flat comprises: open-plan lounge/kitchen, double bedroom and en suite bathroom with shower over bath.

Further benefits include plenty of storage, electric heaters, period sash windows with secondary glazing and secure entry-phone.

Abutted to the Grade 2 listed Leaf Hall, located just off Eastbourne's fabulous Victorian seafront next to local shops and amenities and only a short walk from the town centre and train station, this is a fantastic opportunity to acquire two tenanted flats.





Please view our immersive virtual tour to fully appreciate these fantastic properties: <https://tour.giraffe360.com/3991bd08cf51481aa76097de7c736941/>

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

Council Tax Band A: £1611 per flat

Lease: 95 years

Ground Rent: Peppercorn

Maintenance: £400 (£100 paid quarterly)

Exterior and Approach

Abutted to the Grade 2 listed Leaf Hall (built in 1863, now used as a Community Centre), the entrance is to the side aspect in Leaf Hall Road while the flats themselves extend into the late-Victorian Continental Gothic-style building behind

First Floor Flat

Hallway

4.60m x 0.89m (15'1" x 2'11")

Carpeted with entry phone, storage heater and uPVC double-glazed sash window to side aspect

Bedroom

3.55m x 3.51m (11'7" x 11'6")

Good-sized double-bedroom, carpeted with storage heater, built-in cupboard and single-glazed sash windows with secondary glazing to side aspect





Bathroom

3.62m x 1.68m (11'11" x 5'6")

Carpeted with large built-in airing cupboard, wall heater, extractor fan, single-glazed sash windows with secondary glazing to side aspect and white suite comprising basin, WC and bath with shower over

Living Room

4.52m x 2.42m (14'10" x 7'11")

Carpeted with storage heater and single-glazed period sash windows with secondary glazing to rear aspect

Kitchen

3.28m x 1.65m (10'10" x 5'5")

Open-plan to living room with vinyl flooring, black-laminate worktop over wood-effect laminate cabinets, stainless steel cooker hood over freestanding electric oven, stainless steel sink and drainer, white-tiled splashback and space/plumbing for washing machine and fridge-freezer



Second Floor Flat

A mezzanine level over the communal hall provides access to the second floor flat

Hallway

3.40m x 0.91m (11'2" x 3'0")

Carpeted with entry phone, storage heater and single-glazed period sash windows with secondary glazing to rear aspect affording views of Eastbourne Pier

Bedroom

3.47m x 3.34m (11'5" x 11'0")

Good-sized double-bedroom, carpeted with storage heater, two built-in cupboards and single-glazed sash windows with secondary glazing to side aspect



Bathroom

2.63m x 1.66m (8'7" x 5'5")

Carpeted with large built-in airing cupboard, wall heater, extractor fan, single-glazed sash windows with secondary glazing to side aspect and white suite comprising basin, WC and bath with shower over

Living Room

4.49m x 3.05m (14'8" x 10'0")

Carpeted with storage heater and single-glazed period sash windows with secondary glazing to rear aspect

Kitchen

3.25m x 1.67m (10'8" x 5'6")

Open-plan to living room with vinyl flooring, grey speckled-laminate worktop over wood-effect laminate cabinets, stainless steel cooker hood over black glass electric hob and built-under electric oven, stainless steel sink and drainer, white-tiled splashback and space/plumbing for washing machine and fridge-freezer





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