



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, second-floor apartment
- ◆ Sought-after seafront location
- ◆ Secure underground parking
- ◆ 999 year lease
- ◆ EPC rating C



Grand Parade, Meads, Eastbourne

£320,000



Northwood are delighted to welcome to market this stunning two bedroom, two bathroom, second-floor apartment just off Eastbourne seafront.

Accommodation comprises living room, fitted kitchen with integrated appliances, two double bedrooms (one with walk-in wardrobe and two bathrooms (one family bath, one en-suite shower).

Further benefits include private parking space in secure underground parking garage, underfloor heating, communal courtyard garden, double-glazing and secure entry-phone.

Located in the heart of Eastbourne's theatre district, just off the fabulous Victorian seafront, adjacent to local shops, cafes and restaurants and just a short walk from the town centre and





train station, this fantastic apartment in a modern, period-style building is perfectly placed to make the most of life on the Sunshine Coat.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/300f62eff9c142259bf6beb616402a8b/>

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

Lease: 999 years  
Ground Rent: £200 per annum  
Service Charge: £4714.11 for 2024 to replenish slush fund following exterior cladding works, expected to return to approximately £2000 next year

Council Tax Band E: £2953

**CURRENTLY TENANTED WITH A STABLE, LONG TERM TENANT, THIS IS AN IDEAL INVESTMENT OPPORTUNITY.**

#### Exterior

Directly on Eastbourne seafront, the exterior of Devonshire Mansions has recently undergone a complete renovation to ensure all cladding is compliant with fire regulations

**The communal door for this flat is located on Carlisle Road**

#### Entrance Hall

Long entrance hall, widening at each end, carpeted with underfloor heating, video entry phone, three storage cupboards, inset spotlights, uPVC double-glazing to side aspect and access to all rooms

#### Bathroom

2.25m x 1.69m (7'5" x 5'6")

Family bathroom, tiled in white with slate tiled floor, extractor fan, inset spotlights and white suite comprising basin, WC and bath with shower over





#### Bedroom Two

3.50m x 3.15m (11'6" x 10'4")

Double bedroom, carpeted with underfloor heating and uPVC double-glazing to side aspect

#### Living Room

4.57m x 3.73m (15'0" x 12'2")

Good-sized living room carpeted with inset spotlights, underfloor heating and uPVC double-glazed bay window to rear aspect overlooking communal garden

#### Kitchen

3.08m x 2.30m (10'1" x 7'6")

Fitted kitchen with cream, tiled floor, grey slate-effect laminate worksurfaces over wood-effect laminate cabinets, built-under electric oven, black glass electric hob, integrated fridge-freezer, microwave and dishwasher with space/plumbing for washing machine, inset spotlights and uPVC double-glazing to rear aspect overlooking communal garden

#### Bedroom One

4.58m x 3.22m (15'0" x 10'7")

Large, dual aspect double bedroom, carpeted with underfloor heating, large walk-in wardrobe, uPVC double-glazing to side and rear aspect and en suite

#### En Suite

2.58m x 1.69m (8'6" x 5'6")

En suite shower room, tiled in sand-coloured tiles with cream tiled floor, extractor fan, inset spotlights, heated towel rail and white suite comprising basin, WC and shower cubicle

#### Parking

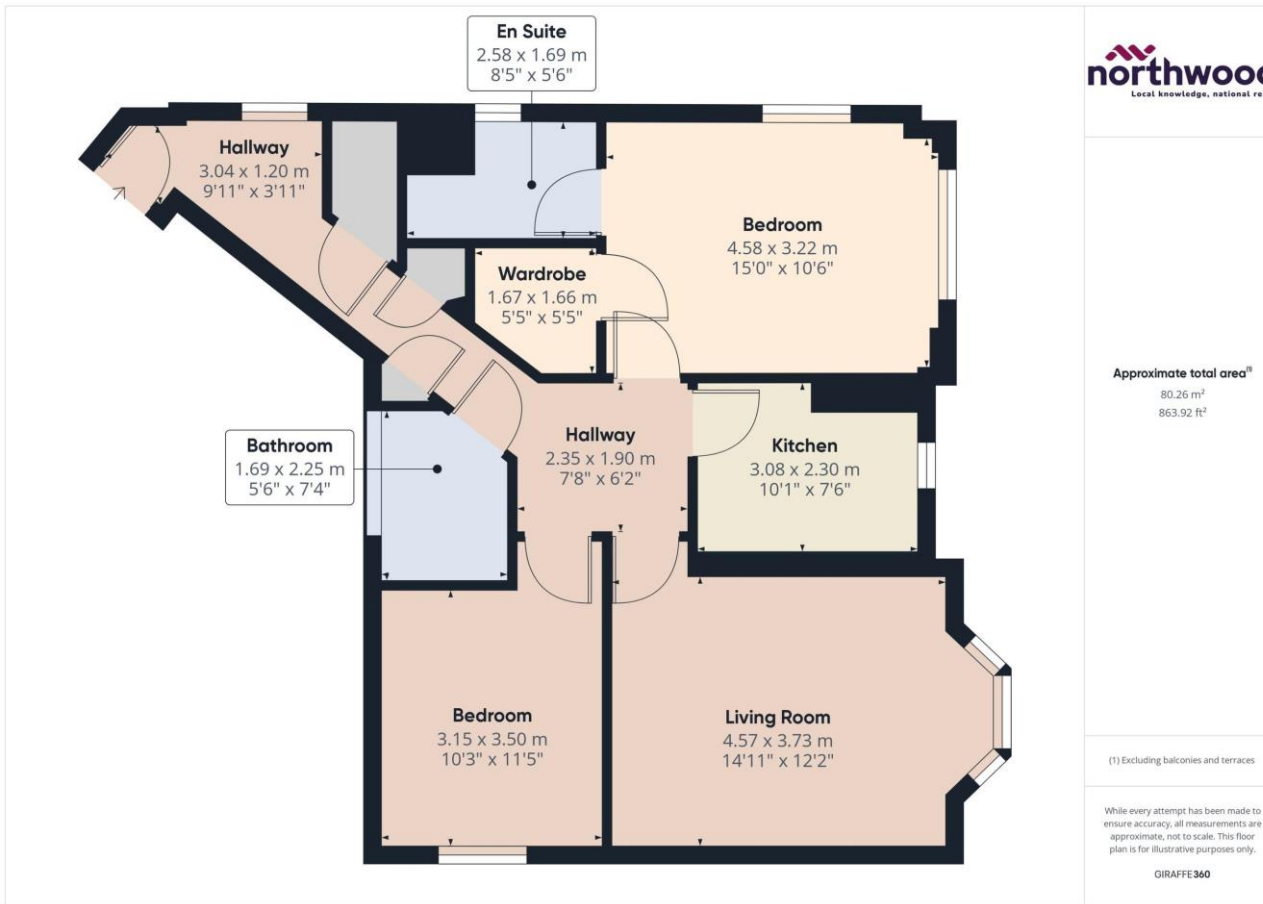
Secure underground parking space accessed via lift

#### Communal Garden

Paved communal garden with secure, gated access







## Northwood

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