



Key Features

- ◆ CHAIN FREE
- ◆ Third floor, two bedroom apartment
- ◆ Directly overlooking Eastbourne Pier
- ◆ Minutes walk from town centre
- ◆ Leasehold
- ◆ EPC rating D



Queens Gardens, Eastbourne

£180,000



Northwood are delighted to welcome to market a rare opportunity to acquire, CHAIN FREE, this fantastic two-bedroom, third-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 stunning 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.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/63d9ee26cf984d1b862feb675f287bc4/>

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

Council Tax Band B: £1879

Lease Details

A new 990 year lease will be issued at the time of sale
Service Charge: £1657.78
Ground Rent: £0

Entrance Hall

4.78m x 1.00m (15'8" x 3'4")

Centrally located entrance hall, carpeted with entry phone, radiator and doors to all rooms

Living Room

5.40m x 4.76m (17'8" x 15'7")

Large 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

Plenty of space for sofas and a dining table

Kitchen

4.68m x 1.38m (15'5" x 4'6")

Good-sized fitted kitchen with sash window to side-aspect, tile-effect 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

2.02m x 1.70m (6'7" x 5'7")

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

Bedroom One

3.98m x 2.86m (13'1" x 9'5")

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

Bedroom Two

2.59m x 2.38m (8'6" x 7'10")

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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