



Key Features

- ◆ One-bedroom, first floor flat
- ◆ Close to beach, local shops and supermarkets
- ◆ Private entrance
- ◆ Large private garden
- ◆ Leasehold
- ◆ EPC rating C



Rye Street, Eastbourne

£165,000



Northwood are delighted to welcome to market this lovely one-bedroom, first-floor maisonette adjacent to Princes Park in Eastbourne.

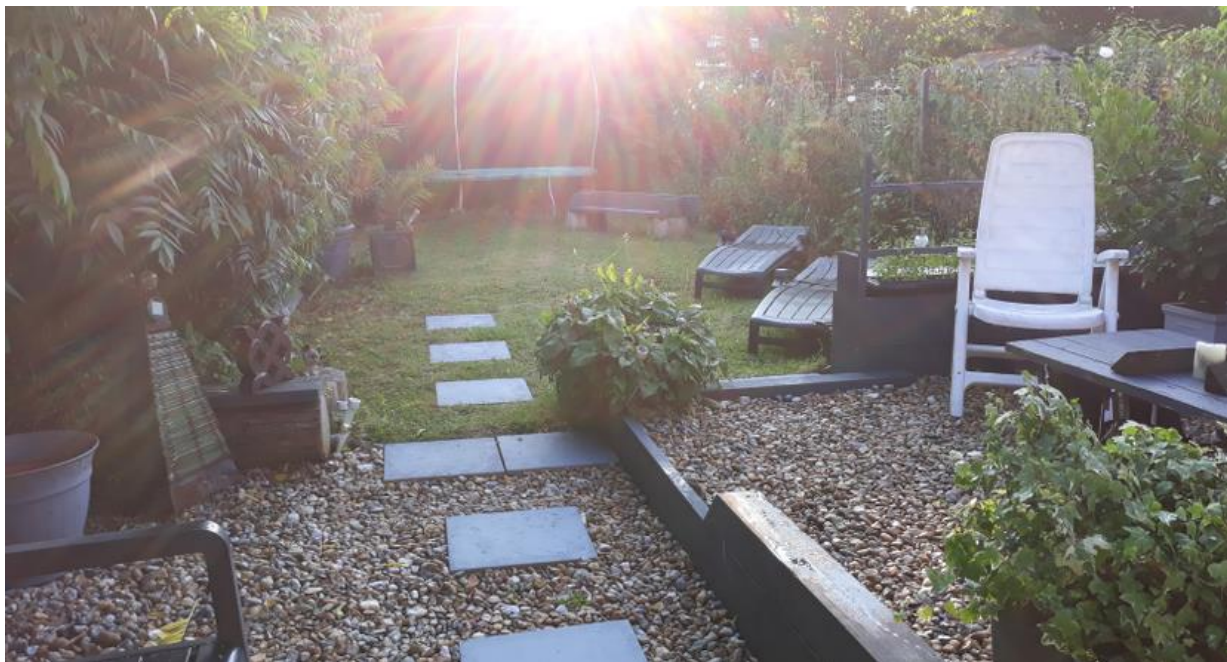
Accommodation comprises: living room, modern fitted kitchen, double bedroom, bathroom with shower over bath and separate WC.

Further benefits include free on street parking, gas central heating, double-glazing, private entrance and large private rear garden.

Located adjacent to Princes Park this bright maisonette is minutes from local shops as well as larger supermarkets and just a short walk to the Sovereign Centre and seafront. Buses are available from the end of the road to take you into the town centre and the train station.

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





Council Tax Band A: £1611

Lease: 125 years from 1989

Ground rent: £10 per annum

Service Charge: £670.00 per annum

Exterior and Approach

Located in a quiet street just a few minutes walk from local shops and cafes, Tesco, the Sovereign Centre and the beach, this first-floor maisonette occupies the upper half of a red-brick, detached building.

Access is through a private entrance to the side

Entrance

1.02m x 0.88m (3'4" x 2'11")

Carpeted with radiator, window to side aspect, stairs to first floor and space for coats and shoes

Landing

2.06m x 1.87m (6'10" x 6'1")

Centrally positioned S-shaped landing with loft access, large storage cupboard and doors to all rooms

Bedroom

3.69m x 2.99m (12'1" x 9'10")

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

Living Room

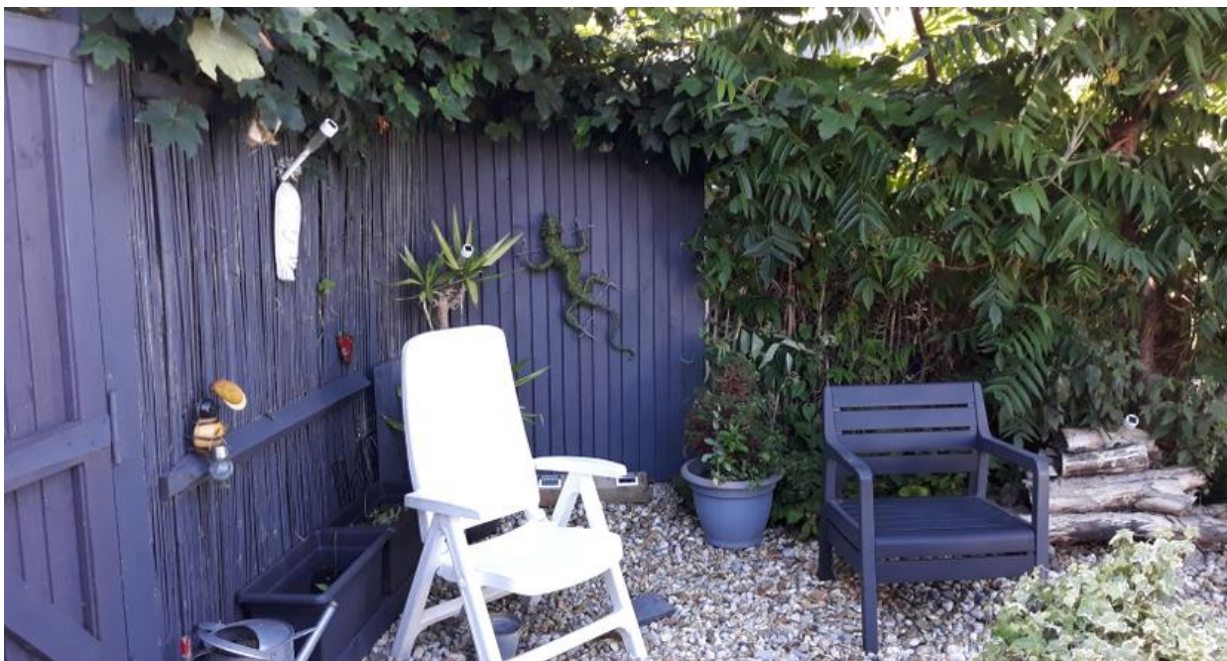
4.22m x 3.63m (13'10" x 11'11")

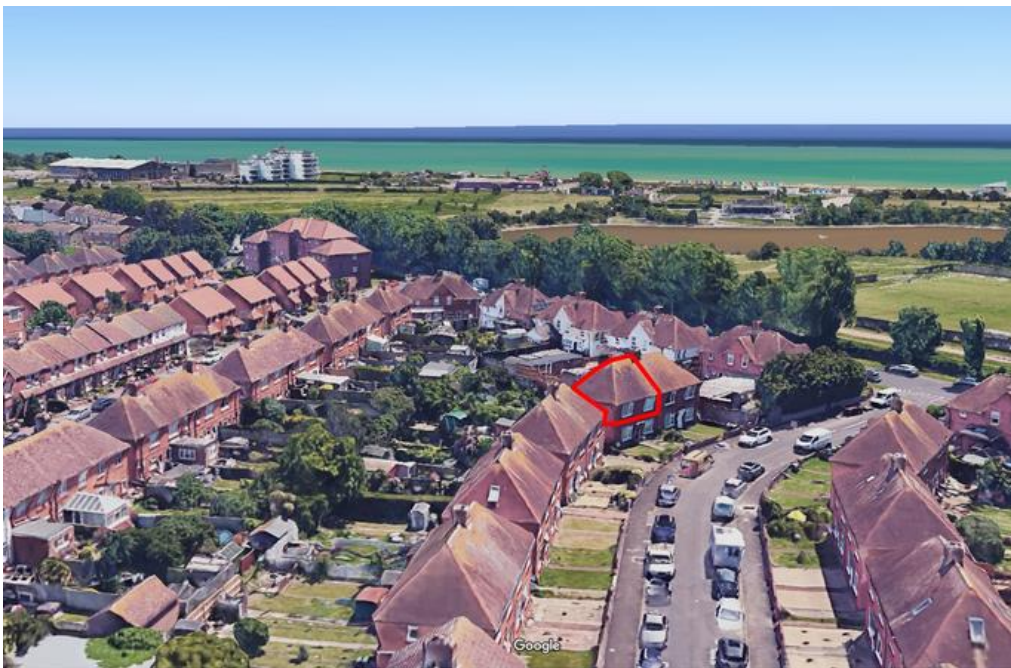
Good sized living room, carpeted with radiator, alcove storage and uPVC double-glazing to front aspect

Kitchen

3.63m x 2.42m (11'11" x 7'11")

Modern fitted kitchen with white, marble-effect laminate over grey cabinets, stainless steel sink and drainer, Vaillant boiler, stainless steel cooker hood over freestanding oven, uPVC double-glazed windows overlooking rear garden and space for fridge-freezer, washing machine and dining table





WC

1.42m x 0.88m (4'8" x 2'11")

Modern white WC separate from bathroom (no long waits!), tile-effect vinyl flooring, white tiled walls with radiator and uPVC double-glazing to side rear aspect

Bathroom

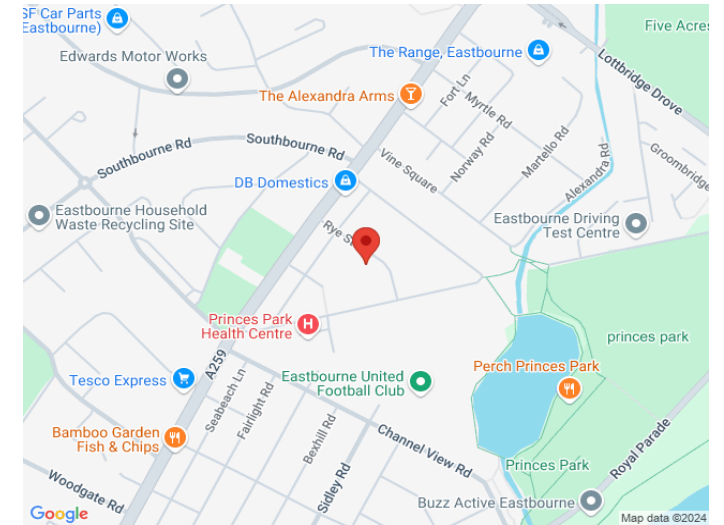
2.62m x 1.68m (8'7" x 5'6")

Grey, slate-effect vinyl flooring, modern white tiles with decorative mosaic borders, heated towel rail and modern, white suite bathroom comprising basin and bath with shower over

Rear Garden

22m x 6.5m (72'2" x 21'4")

Large rear garden, sectioned into a gravel entertaining zone nearer the house and a long lawn to the rear



Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com