



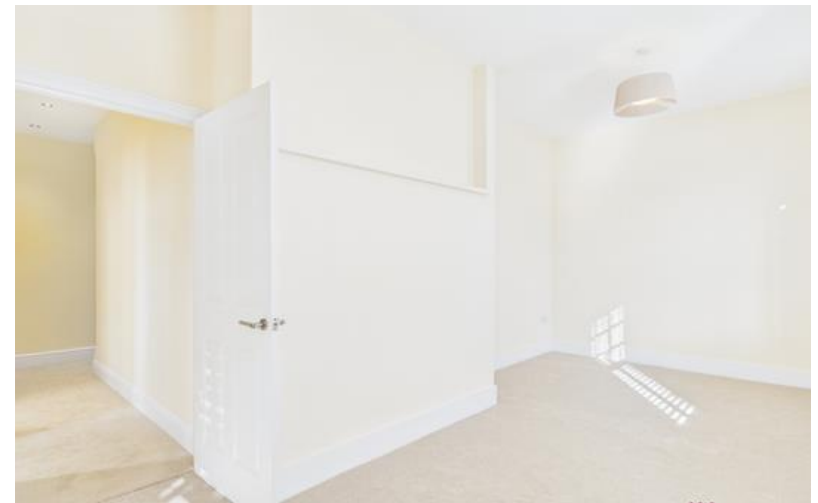
Elms Avenue, Eastbourne

Key Features

- ◆ CHAIN FREE
- ◆ One-bedroom, First-floor apartment
- ◆ Sea Views over Eastbourne Pier
- ◆ Recently Refurbished
- ◆ Leasehold
- ◆ EPC rating C



£165,000



Northwood are delighted to welcome to market, CHAIN FREE, this fantastic one-bedroom, two-reception room, first-floor apartment adjacent to Eastbourne Pier.

Accommodation comprises: living room, home office/nursery, modern fitted kitchen with integrated washing machine and fridge-freezer, shower room and separate WC

Further benefits include private entrance. gas central heating, period sash windows, brand new carpets and decor.

Parking is available on street with a resident's parking permit.





Located just off Eastbourne seafront, metres from the pier, this beautiful, bright apartment in a Victorian building is only a short walk from the town centre and main line train station.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/b4d888f81eeb4c68abca05ce174f5819>

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

Council Tax Band A: £1688

Lease: 189 years from 1974

Ground Rent: £100

Service Charge: £1038



Exterior and Approach

Metres from Eastbourne's stunning Victorian seafront and the pier, Avenue Mansions is a purpose-built apartment block that was extended to accommodate the terraced house next door.

Hall

3.59m x 3.87m (11'10" x 12'8")

L-shaped entrance hall. New carpets, new décor, private entrance from fire escape and doors to all rooms

Bedroom

3.51m x 2.85m (11'6" x 9'5")

Good-sized double bedroom, newly carpeted and painted with radiator and period sash window to side aspect affording views of the pier





Office/Nursery

2.02m x 1.57m (6'7" x 5'2")

Small second reception room, ideally suited as a home office or nursery. Newly carpeted and painted with radiator and period sash window affording views of the pier

WC

1.82m x 0.79m (6'0" x 2'7")

Separate WC with vinyl flooring, window to side aspect, stone-coloured tiles and white WC

Shower Room

2.06m x 1.33m (6'10" x 4'5")

Vinyl flooring, window to side aspect, stone-coloured tiles, heated towel rail, mirrored cabinet, extractor fan and white suite comprising basin and walk-in shower cubicle

Living Room

6.01m x 2.96m (19'8" x 9'8")

Bright, sunny living room, carpeted with two radiators and two period sash windows to rear aspect

Kitchen

2.96m x 1.48m (9'8" x 4'11")

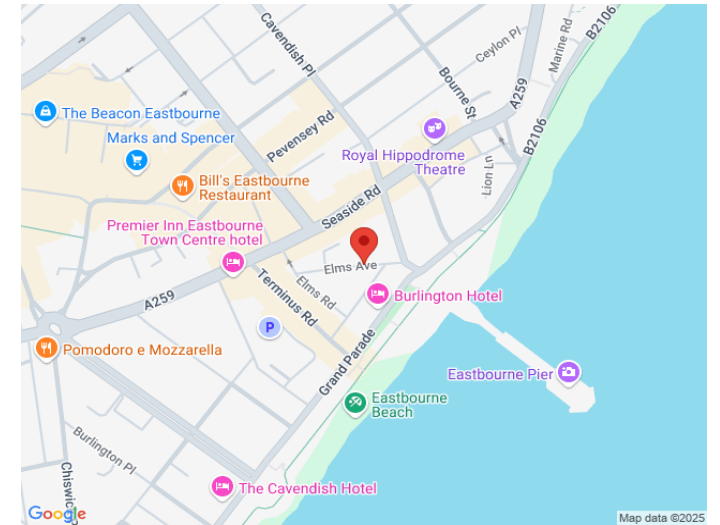
Modern fitted kitchen with two period sash windows to side aspect, oak-effect laminate worksurfaces over cream cabinets, stainless steel single sink and drainer, integrated cooker hood over gas hob and built-under electric oven, integrated under-counter fridge-freezer and washing machine





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