



Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, second floor apartment
- ◆ Close to seafront and supermarkets
- ◆ Private parking space
- ◆ Leasehold
- ◆ EPC rating B



Groombridge Avenue, Langney Point, Eastbourne

£195,000



Northwood are delighted to welcome to market, CHAIN FREE, this fantastic two-bedroom, second-floor apartment in Langney Point.

Accommodation comprises: open-plan lounge/diner, modern fitted kitchen, two double bedrooms and bathroom with shower over bath.

Further benefits include private parking space, gas central heating, double-glazing, secure entry-phone and private balcony.

Located in the popular Langney Point area of Eastbourne, just off the seafront and within walking distance of local shops as well as the larger stores of Admiral Retail Park, this fantastic apartment is surrounded by parks, the beach and a variety of leisure facilities.





CURRENTLY TENANTED WITH A STABLE LONG-TERM TENANT, THIS PROPERTY IS CURRENTLY OFFERED WITH THE TENANT IN-SITU.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/2b40ad1718ad4ad5a42f6ed6b4010657>

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

Council Tax Band C: £2257

Exterior and Approach

A modern, purpose-built apartment block with private parking underneath, next to the Sovereign Centre and Princes Park

Entrance Hall

1.04m x 1.01m (3'5" x 3'4")

L-shaped entrance hall, carpeted with two storage cupboards and doors to all rooms

Bathroom

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

Modern bathroom with vinyl flooring, radiator, extractor fan and white, mosaic-tiles around white suite comprising basin, WC and bath with shower over

Bedroom One

3.68m x 2.8m (12'1" x 9'2")

Good-sized double bedroom, carpeted with radiator and uPVC double-glazed window to front aspect





Bedroom Two

3.68m x 2.46m (12'1" x 8'1")

Double bedroom, carpeted with radiator, built-in airing cupboard with gas boiler and uPVC double-glazed window to front aspect

Kitchen

2.4m x 1.81m (7'11" x 5'11")

Modern fitted kitchen with vinyl flooring, oak-effect laminate worktops over white cabinets, stainless steel cooker hood over black-glass electric hob and built-under electric oven with space/plumbing for fridge-freezer, washing machine and dishwasher

Lounge/diner

6.82m x 3.01m (22'5" x 9'11")

Open-plan living space, carpeted with two radiators and uPVC double-glazed windows and sliding doors to side aspect leading to balcony

Balcony

2.49m x 1.42m (8'2" x 4'8")

Private balcony affording views towards the South Downs

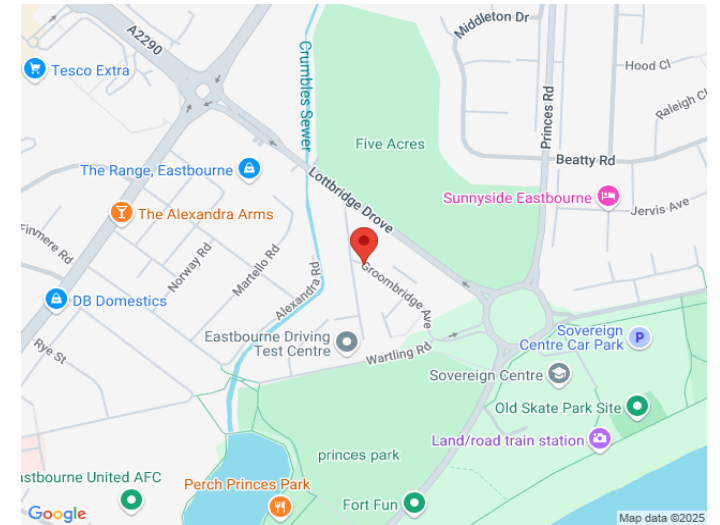
Parking

Allocated parking space in secure underground car park



Imagery ©2025 Google, TerraMetrics, Data S42, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Airbus Imagery ©2025 Airbus, Maxar Technologies, Mapbox ©2025





Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com