



Queens Gardens, Eastbourne

## Key Features

- ◆ CHAIN FREE
- ◆ Third floor, three-bedroom apartment
- ◆ Views over Eastbourne Pier
- ◆ Minutes walk from town centre
- ◆ Leasehold
- ◆ EPC rating C



Guide price £160,000



Northwood are delighted to welcome to market, **CHAIN FREE**, this fantastic three-bedroom, two bathroom, 3rd-floor apartment with views over Eastbourne Pier.

Accommodation comprises living room, fitted kitchen, three bedrooms, bathroom and en suite.

Further benefits include a lift, gas central heating, period features and 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 (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/f022decca42642b39d2fdef7101f5920>







Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:

<https://checker.ofcom.org.uk/>

Council Tax Band B: £1970

Lease Details

A new 990 year lease will be issued at the time of sale

Service Charge: £1500.00

Ground Rent: £0

#### Exterior and Approach

A beautiful Victorian Terrace directly adjacent to Eastbourne Pier, a communal entrance leads to a lift to all floors

#### Hall

5.37m x 0.98m (17'7" x 3'2")

Carpeted with radiator, entry phone and doors to all rooms

#### Living Room

6.07m x 3.79m (19'11" x 12'5")

Good sized living room, carpeted with two radiators, feature fireplace and period sash bay window to front aspect affording views of the pier and sea

#### Kitchen

2.77m x 1.7m (9'1" x 5'7")

Fitted kitchen, open-plan to lounge with inset spotlights, vinyl flooring, wood-effect laminate and cabinets, stainless steel cooker hood, gas hob, built-under electric oven and space/plumbing for washing machine and fridge-freezer





### Bedroom Three

3.66m x 1.78m (12'0" x 5'10")

Single bedroom, carpeted with radiator and period sash window to front aspect

### Bathroom

2.03m x 1.68m (6'8" x 5'6")

Family bathroom, tiled in cream with vinyl flooring, inset spotlights, shaving light/mirror, radiator, extractor fan and white suite comprising basin, WC and bath with shower off taps

### Bedroom Two

2.95m x 2.72m (9'8" x 8'11")

Single bedroom, carpeted with built-in mirrored wardrobe, radiator and uPVC double-glazing to rear aspect

### Bedroom One

3.62m x 2.79m (11'11" x 9'2")

Double bedroom, carpeted with built-in wardrobes, radiator, uPVC double-glazing to rear aspect and en suite shower room

### En Suite

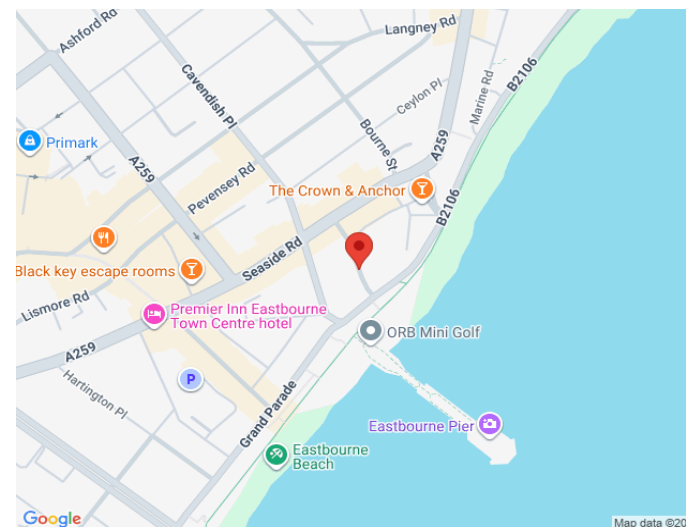
1.72m x 0.72m (5'7" x 2'5")

Tiled in cream with vinyl flooring, radiator, extractor fan and white suite comprising basin, WC and shower cubicle









## Northwood

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