

25 West House,  
Chiswick Place,  
Eastbourne, BN21 4NJ

Leasehold

Offers In Excess Of:  
£495,000



 3 Bedroom  1 Reception  2 Bathroom



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01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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## 25 West House Chiswick Place, Eastbourne BN21 4NJ

An extremely well presented three bedroom penthouse with glorious panoramic views over Eastbourne towards the sea, South Downs and Devonshire Park Tennis Courts. Forming part of this popular development yards from the Devonshire Park Theatre and seafront the property provides spacious and well proportioned accommodation as well as a balcony with sea views and spacious private terrace with glorious far reaching views. Benefits include three double bedrooms, a modern refitted bathroom/wc and shower room/wc, refitted kitchen and a wonderful L-shaped double aspect lounge/dining room. The flat is being sold CHAIN FREE and has a garage & private lock-up storage room. Properties of this size and quality are rarely available so an initial inspection comes very highly recommended.

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**Main Features**

- Extremely Well Presented Devonshire Park Penthouse Apartment
- Sun Balcony & Terrace With Stunning Views Towards The Sea & South Downs
- 3 Bedrooms
- 6th Floor
- L-Shaped Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC & Modern Shower Room/WC
- Utility Room
- Garage
- CHAIN FREE

**Entrance**

Communal entrance with security entry phone system. Stairs and lift to sixth floor private entrance door to -

**Hallway**

Corniced ceiling. Range of fitted cupboards with mirrored doors. Wall lights. Built-in cupboard. Rubbish chute. Airing cupboard housing hot water cylinder. Wood effect flooring.

**Utility Room**

Worktop. Plumbing and space for washing machine. Wall mounted gas boiler. Tiled floor. Part tiled walls. Frosted double glazed window.

**L-Shaped Double Aspect Lounge/Dining Room**

22'1 x 21'4 (6.73m x 6.50m )

Radiators. Corniced ceiling. Fitted side board with shelving and cupboards. Serving hatch. Wall lights. Wood effect flooring. Double glazed windows and patio doors to -

**Sun Balcony**

With glorious views over Eastbourne, Devonshire Park Theatre, sea and South Downs.

**Fitted Kitchen**

9'6 x 6'10 (2.90m x 2.08m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven & hob. Integrated fridge/freezer and dishwasher. Part tiled walls. Wood effect flooring. Double glazed window with views towards the South Downs.

**Master Bedroom**

13'0 x 10'6 (3.96m x 3.20m )

Radiator. Extensive range of fitted bedroom furniture including wardrobes, chest of drawers and dressing table. Corniced ceiling. Double glazed window to front aspect.

**Bedroom 2**

12'9 x 11'5 (3.89m x 3.48m )

Radiator. Corniced ceiling. Fitted wardrobes. Wall lights. Double glazed window to front aspect.

**Bedroom 3**

10'9 x 7'4 (3.28m x 2.24m )

Radiator. Fitted wardrobe and fixed shelving. Corniced ceiling. Double glazed window to front aspect.

**Modern Bathroom/WC**

Refitted white suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Bidet. Vanity unit inset wash hand basin, chrome mixer tap and cupboards below. Tiled walls. Tiled floor. Radiator. Shaver point. Frosted double glazed window.

**Modern Shower Room/WC**

Refitted white suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Radiator. Shaver point. Wall mounted mirror with down light. Tiled walls. Tiled floor. Extractor fan.

**Terrace**

The roof terrace provides stunning panoramic views over Eastbourne towards the South Downs and sea. There is outdoor lighting and an outside tap.

**Parking**

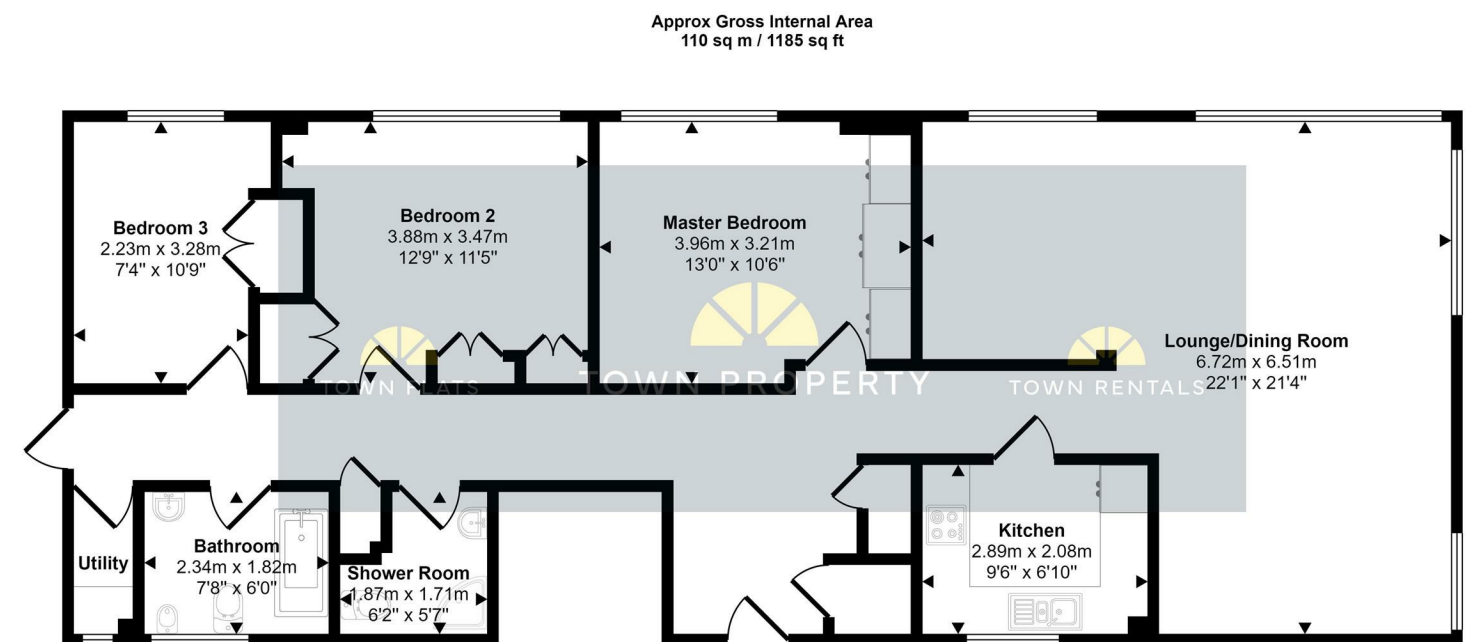
The apartment has a garage.

**Other Details**

There is a lock-up storage room.

EPC = C

Council Tax Band = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Awaiting confirmation**

**Maintenance: £637.15 per quarter**

**Lease: 189 years from 1961. We have been advised of the lease term, we have not seen the lease**

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