

1 Henley House  
8 Devonshire Place,  
Eastbourne, BN21 4AF

Leasehold - Share of Freehold

£389,950



3 Bedroom 1 Reception 1 Bathroom



TOWN FLATS

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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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A beautifully presented three bedroom apartment with private entrance door and private garden. Having undergone significant improvement the flat forms part of this attractive detached residence directly off Eastbourne seafront and within easy walking distance of the town centre. Being offered CHAIN FREE the flat benefits from a stunning bay windowed lounge/dining room, luxury fitted kitchen with integrated appliances, including a wine cooler & plate warmer, luxury refitted bathroom with bath & shower cubicle, spacious dining hall, wonderful master bedroom with an extensive range of fitted wardrobes, gas central heating and a share of the freehold. The private garden is laid to patio with well stocked flower beds and outside lighting. An internal inspection comes very highly recommended.

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Main Features

- Beautifully Presented Town Centre Apartment With Private Entrance
- 3 Bedrooms
- Ground Floor
- Incredibly Spacious Dining Hallway
- Bay Windowed Lounge
- Luxury Modern Fitted Kitchen
- Cloakroom
- Luxury Bath & Shower Room/WC
- Private Garden
- CHAIN FREE

Entrance  
Step down to uPVC entrance door with security entryphone system opening to -

Private Garden  
Further door to -

Entrance Lobby  
Leading to -

Incredibly Spacious Dining Hallway  
26'9 x 25'4 (8.15m x 7.72m )  
Radiator. Corniced ceiling. Wall lights. Telephone point. Inset spotlights. Walk-in cupboard with fixed shelving & gas boiler. Further built-in cupboard with fixed shelving. Double glazed window.

Bay Windowed Lounge  
20'3 x 15'7 (6.17m x 4.75m )  
Radiator. Feature fireplace. Corniced ceiling. Television point. Bay window to front aspect.

Luxury Refitted Kitchen  
13'3 x 7'10 (4.04m x 2.39m )  
Wonderful range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in five ring gas 'Bosch' hob with contemporary style extractor cooker hood. Built-in 'Bosch' 'eye' level double oven and plate warmers. Space for upright fridge/freezer. Integrated fridge, washing machine, dishwasher and wine cooler. Part tiled walls. Tiled floor. Inset spotlights. Two built-in larder cupboards. Underfloor heating. Sash window to rear aspect.

Bedroom 1  
17'11 x 15'1 (5.46m x 4.60m )  
Radiators. Extensive range of fitted wardrobes. Bay window to rear aspect.

Bedroom 2  
17'7 x 7'11 (5.36m x 2.41m )  
Radiator. Sash window to rear aspects.

Bedroom 3  
11'9 x 7'2 (3.58m x 2.18m )  
Sash window to front aspect.

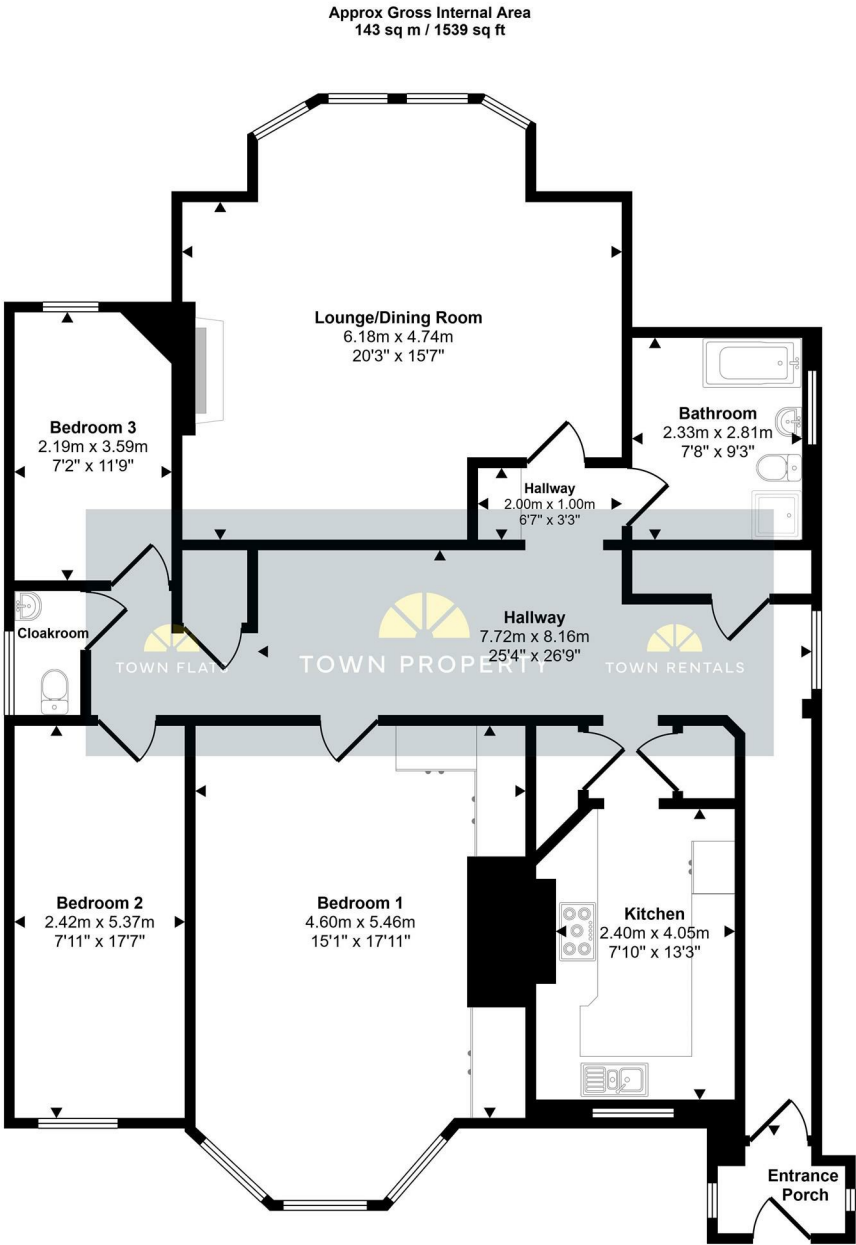
Cloakroom  
Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Frosted double glazed window.

Luxury Modern Bath & Shower Room/WC  
White suite comprising panelled bath with wall mounted chrome mixer tap and handheld shower attachment. Low level WC with concealed cistern. Shower cubicle with rainwater shower head. Vanity unit with wash hand basin and drawer below. Part tiled walls. Tiled floor. Radiator with heated towel rail. Inset spotlights. Extractor fan. Underfloor heating. Frosted double glazed window.

Outside  
The private walled garden is laid to patio with well stocked flower beds, outside lighting, tap and a wooden shed. There is also a walled communal garden laid to lawn at the rear of the property.

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: N/A**  
**Maintenance: £618 per quarter**  
**Lease: 999 years from 2012. We have been advised of the lease term, we have not seen the lease**

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