



# TOWN FLATS



01323 416600

5 Grande View, 25 Burlington Place,  
Eastbourne, BN21 4FF

Leasehold



1 Bedroom

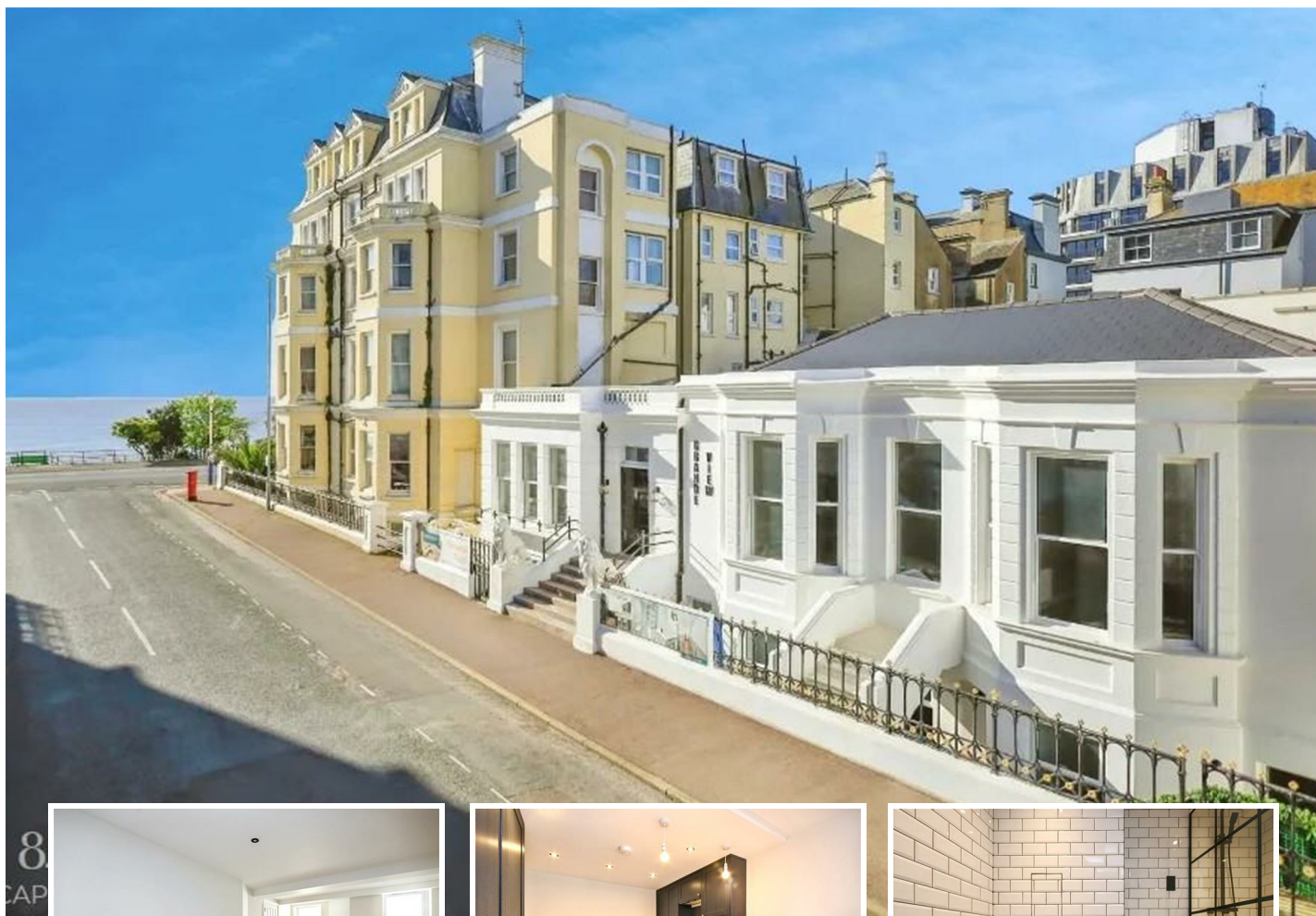


1 Reception



1 Bathroom

## £235,000



Welcome to Grande View, an exclusive new build development located just a few steps from Eastbourne's award-winning seafront. Nestled on the sought after Burlington Place and framed by the scenic South Downs, this elegant collection of apartments offers a rare blend of coastal tranquillity and urban convenience – all within comfortable walking distance of Eastbourne train station and the vibrant town centre.

With only a few apartments remaining, priced from £200,000 to £240,000, Grande View presents a unique opportunity to secure a stylish new home in one of Eastbourne's premier locations.

Upon entering the development, residents are greeted by an impressive entrance hall, featuring classic herringbone flooring, decorative panelling, and a striking chandelier – setting the tone for the quality and attention to detail found throughout.

Each apartment has been meticulously designed and generously proportioned, offering high-end contemporary kitchens with integrated appliances, sleek modern shower rooms, and a thoughtful layout ideal for modern living. Select homes benefit from private garden spaces or Juliette balconies, perfect for enjoying the coastal air.

Additional highlights include; no onward chain, 999 year leases, sensible service charges and the opportunity to acquire a share of Freehold post completion of all apartments, at no premium.

Whether you're a first-time buyer, downsizer, or looking for a prime investment, Grande View combines timeless elegance with modern functionality – all in a truly enviable location.



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<b>Main Features</b>	<b>Entrance</b>
<ul style="list-style-type: none"><li>Newly Converted Apartment Yards From Eastbourne Seafront</li><li>1 Bedroom</li><li>Lower Ground Floor To The Front Of The Building</li><li>Open Plan Lounge/Fitted Kitchen</li><li>Modern Shower Room/WC</li><li>Double Glazing</li><li>Beautiful Communal Entrance Hallway</li><li>CHAIN FREE</li></ul>	<p>External lighting to building. 2 Lion statues either side of the steps to the main entrance. Secure entryphone system. Letter boxes. Fob access into the building for residents. Grandeur communal entrance with herringbone flooring, chandelier and decorative panelling. Staircase to lower and upper levels.</p> <p>Lower ground floor to the front of the building, private entrance door with external light to illuminate flat number.</p> <p><b>Hallway</b> Radiator. Entryphone handset. Spotlights. Herringbone flooring.</p> <p><b>Open Plan Lounge/Fitted Kitchen</b> 32'3 x 11'4 (9.83m x 3.45m ) Radiator. Spotlights. Herringbone flooring. Built-in cupboard housing combi boiler. Double glazed window to front aspect.</p> <p>Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Integral fridge/freezer and washing machine. Breakfast bar.</p> <p><b>Bedroom</b> 16'10 x 9'1 (5.13m x 2.77m ) Radiator. Decorative panelling. Spotlights. Herringbone flooring. Double glazed window to front aspect into lightwell.</p> <p><b>Modern Shower Room/WC</b> Suite comprising walk-in shower cubicle with double shower heads. Low level WC. Wash hand basin on vanity unit. Shaver socket. Extractor fan. Tiled walls &amp; floor.</p> <p>EPC = C</p> <p>Council Tax Band = B</p> <p><b>AGENTS NOTE:</b> ONCE ALL FLATS HAVE COMPLETED, THE FREEHOLD WILL BE OFFERED WITH NO PREMIUM.</p>

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: Approximately £1000 per annum**  
**Lease: New 999 year lease. We have been advised of the lease term, we have not seen the lease**

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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.