



# TOWN FLATS



01323 416600

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

Leasehold



2 Bedroom

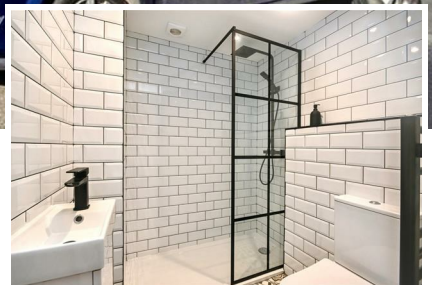


1 Reception



1 Bathroom

## £275,000



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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£275,000

## Main Features

- Newly Converted Apartments Yards From Eastbourne Seafront
- 2 Bedrooms
- Split Level Ground & Lower Ground Floor
- Beautifully Finished Open Plan Lounge/Fitted Kitchens
- Luxury Shower Room/WC
- Double Glazing
- Gas Central Heating
- Beautiful Communal Entrance Hallway
- Walking Distance Of Eastbourne Seafront, Town Centre & Mainline Railway Station
- CHAIN FREE

## Entrance

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.

Ground floor to the front of the building, private entrance door with external light to illuminate flat number.

## Hallway

Radiator. Entryphone handset. Spotlights. Window. Herringbone flooring. Stairs to lower ground floor.

## Open Plan Lounge/Fitted Kitchen

12'10 x 11'3 (3.91m x 3.43m )

Radiator. 3 Double glazed Sash windows.

## Fitted Kitchen Area

11'9 x 6'8 (3.58m x 2.03m )

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. Concealed combi boiler. Integral fridge/freezer and washing machine.

## Lower Landing:

Storage cupboard.

## Bedroom 1

13'0 x 8'7 (3.96m x 2.62m )

Radiator. Herringbone flooring 3 Double glazed Sash windows to front aspect.

## Bedroom 2

8'4 x 6'0 (2.54m x 1.83m )

Radiator. Double glazed window to rear aspect.

## Modern Shower Room/WC

EPC = C

Council Tax Band = B

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 years 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.