



Flat 1, 71 Enys Road, Eastbourne, BN21 2DX

Price £320,000 | Leasehold

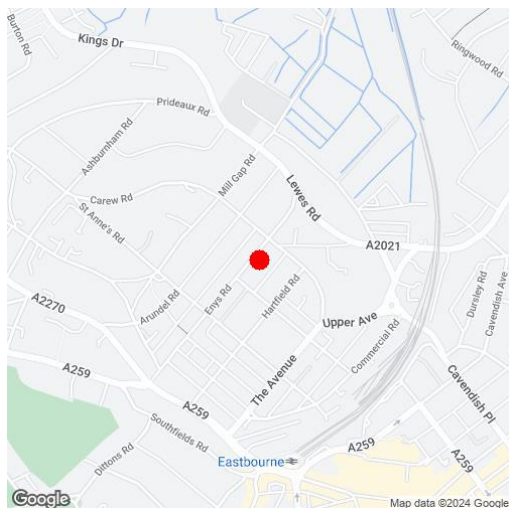
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A spacious two double bedroom flat with private rear garden and garage located in the Upperton area of Eastbourne close to the town centre, seafront and train station. This delightful property is located in a handsome period building and retains many original features such as decorative coving, ceiling roses, attractive skirtings and bay windows. Accommodation comprises communal entrance hall, private entrance hall, sitting/dining room overlooking the rear garden, kitchen with triple aspect, range of work surfaces with drawers and cupboards under and matching wall units above, two double bedrooms and shower room/wc. A particular feature is the private and secluded rear garden which is principally laid to lawn with area of patio, pergola and a variety of plants, shrubs and trees, together with a veranda to the front. There is a single garage located to the rear which has power and light. Additional benefits include double glazing, gas central heating and the property is offered to the market CHAIN FREE.







### At a Glance:

- Two double bedroom flat
- Private rear garden
- Popular Upperton area
- Garage
- Close to town centre, seafront and train station
- Sitting/dining room
- Shower room
- Many original features
- Double glazing and gas central heating
- Chain free

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**  
19'8" (5.99m) Into Bay x 13'4" (4.06m)

**KITCHEN**  
14'2" (4.32m) x 5'7" (1.7m)

**BEDROOM 1**  
16'5" (5m) x 13'6" (4.11m)

**BEDROOM 2**  
12'1" (3.68m) x 9'3" (2.82m)

**SHOWER ROOM**

**OUTSIDE:**

**PRIVATE REAR GARDEN**

**GARAGE**  
Located to the rear

**LEASE:**  
110 years remaining

**MAINTENANCE:**  
25% as & when required

**GROUND RENT:**  
TBC

**COUNCIL TAX:**  
Band 'C'

**EPC:**  
'D'

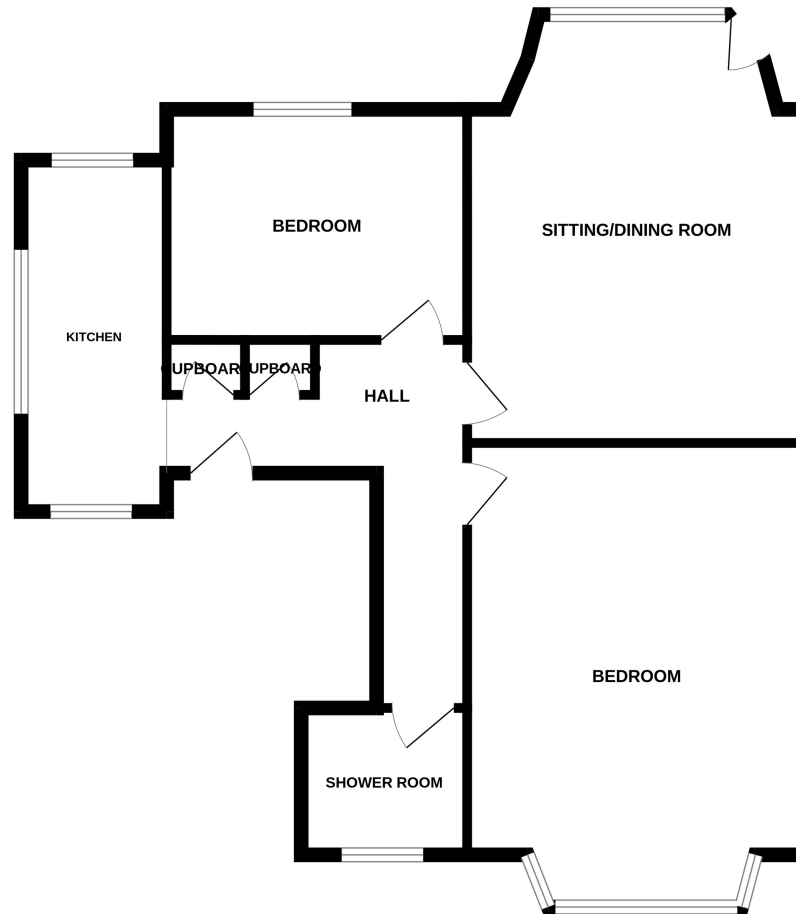
**PETS:**  
Allowed

**SUB-LETTING:**  
Allowed

(All details concerning the terms of the Lease & outgoings are subject to verification)



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** **Leaper  
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

**website**  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

**email**  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)