



# BROOK GAMBLE



## Flat 9 Devonshire Mansions 54 Grand Parade, Eastbourne, BN21 4DG

**£299,950**

Located on Eastbourne seafront, this immaculately presented two-bedroom purpose-built apartment offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxation and entertaining, while the well-appointed master bedroom features ensuite facilities, ensuring a private retreat for its occupants. The second bedroom is equally inviting, making it ideal for guests or as a home office. With two bathrooms in total, morning routines are made effortless, catering to the needs of modern living. One of the standout features of this property is the underground car parking space, providing secure and convenient access to your vehicle, a rare find in such a prime location. Living on Grand Parade means you are just moments away from the stunning beach and vibrant promenade, offering a variety of shops, cafes, and leisure activities right at your doorstep. This apartment is not just a home; it is a lifestyle choice, perfect for those seeking a coastal retreat with all the amenities of town living.

## **Accommodation Comprising**

Communal entrance

Video entry phone

Communal hallway

Stairs are left rising to 1st floor

Main entrance door

Hallway, cupboard housing hot water cylinder, coving to ceiling, recessed spotlighting, video entry system.

Kitchen

Fitted in a range of wall and floor cupboards and base units, with a 1 1/2 bowl sink unit and mixer tap, inset four ring electric hob with extractor hood above, built-in electric oven with microwave oven above, space and plumbing for washing machine, fitted dishwasher, coving to ceiling, recessed spotlighting, double glazed window to rear aspect.

Family bathroom

Comprising white suite with mixer tap and shower attachment, and riser rail, low-level WC, wash hand basin, tiled flooring with underfloor heating, recessed spot lighting, electric shaver point, part tiled walls.

Bedroom two

Underfloor heating, coving to ceiling, double glazed window to rear aspect.

Main bedroom with ensuite

Underfloor heating controls, coving to ceiling, built-in wardrobes with sliding mirror doors, double glazed window to front aspect.

Ensuite shower room

Comprising walk-in shower cubicle, low-level WC, wash hand basin, heated towel ladder, recessed spotlighting, extractor fan unit, tiled splashback, tiled flooring.

Lounge

Coving to ceiling, underfloor heating controls, double glazed windows to front aspect, double glazed door leading onto sun balcony. BT point, television aerial point.

Underground parking space

Allocated bay with secure parking.

Communal Courtyard

We are advised by the sellers of the following.

Lease 978 years remaining

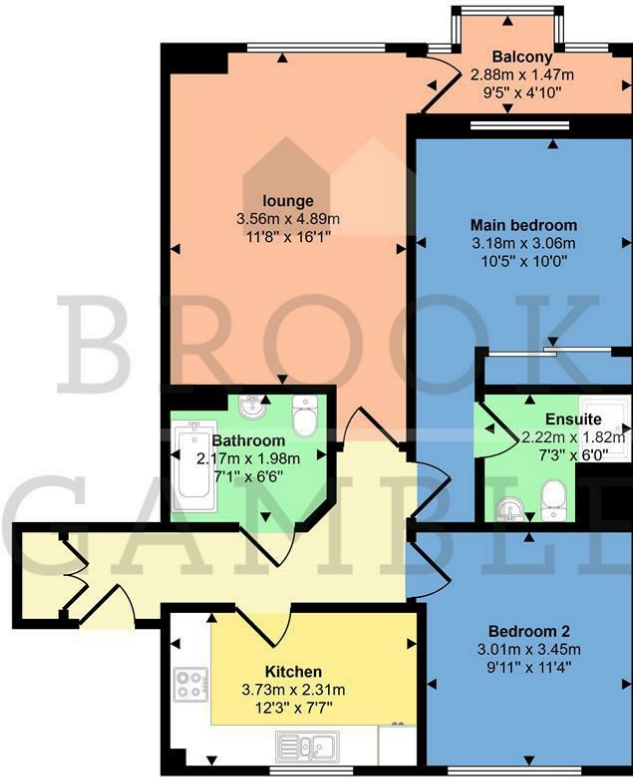
Maintenance £4,200.04

Ground Rent £200 per annum

Council Tax E

# Floor Plan

Approx Gross Internal Area  
71 sq m / 766 sq ft



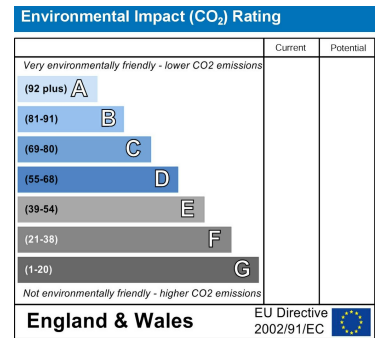
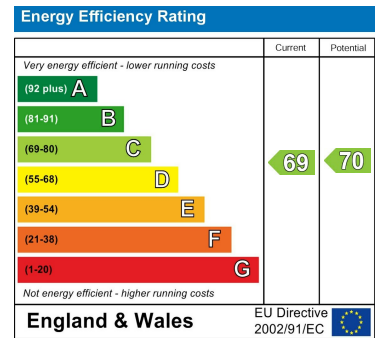
Floorplan

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.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.