

Flat 10 27 Eugene Way

Eastbourne, BN23 5BH

£210,000

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Phil Hall Estate Agents brings to the market this well-presented two bedroom, two bathroom first floor purpose-built apartment, enviably positioned within the popular North Harbour area of Eastbourne. Offering spacious accommodation throughout, the property enjoys a private balcony with delightful sea views, an impressive master bedroom with ensuite, and secure gated allocated parking, making this an excellent choice for those looking to enjoy coastal living close to the harbour and seafront.

Upon entering the building via the secure entry phone system, stairs lead to the first floor landing. Leading into the flat, you are welcomed into a spacious entrance hall which provides access to each of the rooms and benefits from a useful built-in storage cupboard.

The spacious living room/dining room, offering plenty of room for both comfortable seating and a dining table and chairs. From here, doors open directly onto the private balcony, providing the perfect spot to sit back, relax and enjoy the delightful views towards the sea.

The fitted kitchen offers a good range of wall-mounted and matching base units complemented by work surfaces. The kitchen comes complete with a built-in oven, hob with extractor hood over, integrated dishwasher, fridge and freezer, together with allocated space for a washing machine.

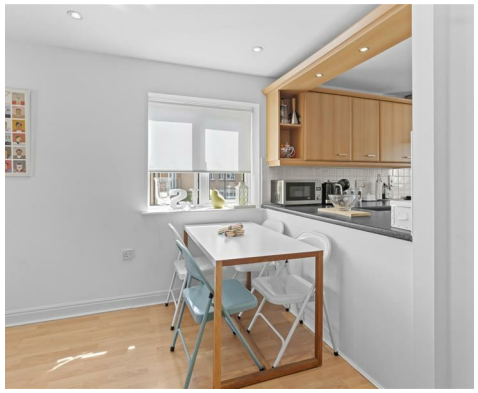
The apartment boasts two well-proportioned bedrooms, with the impressive master bedroom being particularly generous in size. The master bedroom enjoys its own access onto the private balcony, which sweeps around and connects with the living room, as well as benefiting from a private ensuite shower room.

Bedroom two is positioned to the front of the property and features an attractive Juliet-style balcony. A particularly useful feature is the bedroom's private door leading directly into the main bathroom, effectively creating ensuite access. The bathroom is fitted with a panel-enclosed bath, WC and wash hand basin with a separate door back into the entrance hall.

























LOCATION, LOCATION, LOCATION
Eugene Way is situated within the popular North Harbour area of Eastbourne, offering an attractive coastal lifestyle with the seafront and Sovereign Harbour close at hand. The harbour provides an excellent selection of restaurants, cafés and bars, together with a variety of shops and everyday amenities at the nearby Sovereign Harbour Retail Park.

For those who enjoy the outdoors, the property is ideally placed for scenic walks along the waterfront, harbour and seafront, with the beaches of Eastbourne also within easy reach. There are good road links providing convenient access into Eastbourne town centre, as well as towards Pevensey, Bexhill and surrounding areas. Eastbourne town centre offers a wider range of shopping and leisure facilities together with a mainline railway station providing services towards Brighton, Gatwick Airport and London.

Communal Entrance
Stairs lead to the first floor landing

Private Entrance Hall

Living Room/Dining Room
16'06 x 10'09 (5.03m x 3.28m)

Kitchen
12'04 x 6'11 (3.76m x 2.11m)

Bedroom One
15'06 x 9'00 (4.72m x 2.74m)

Ensuite Shower Room
8'03 x 5'01 (2.51m x 1.55m)

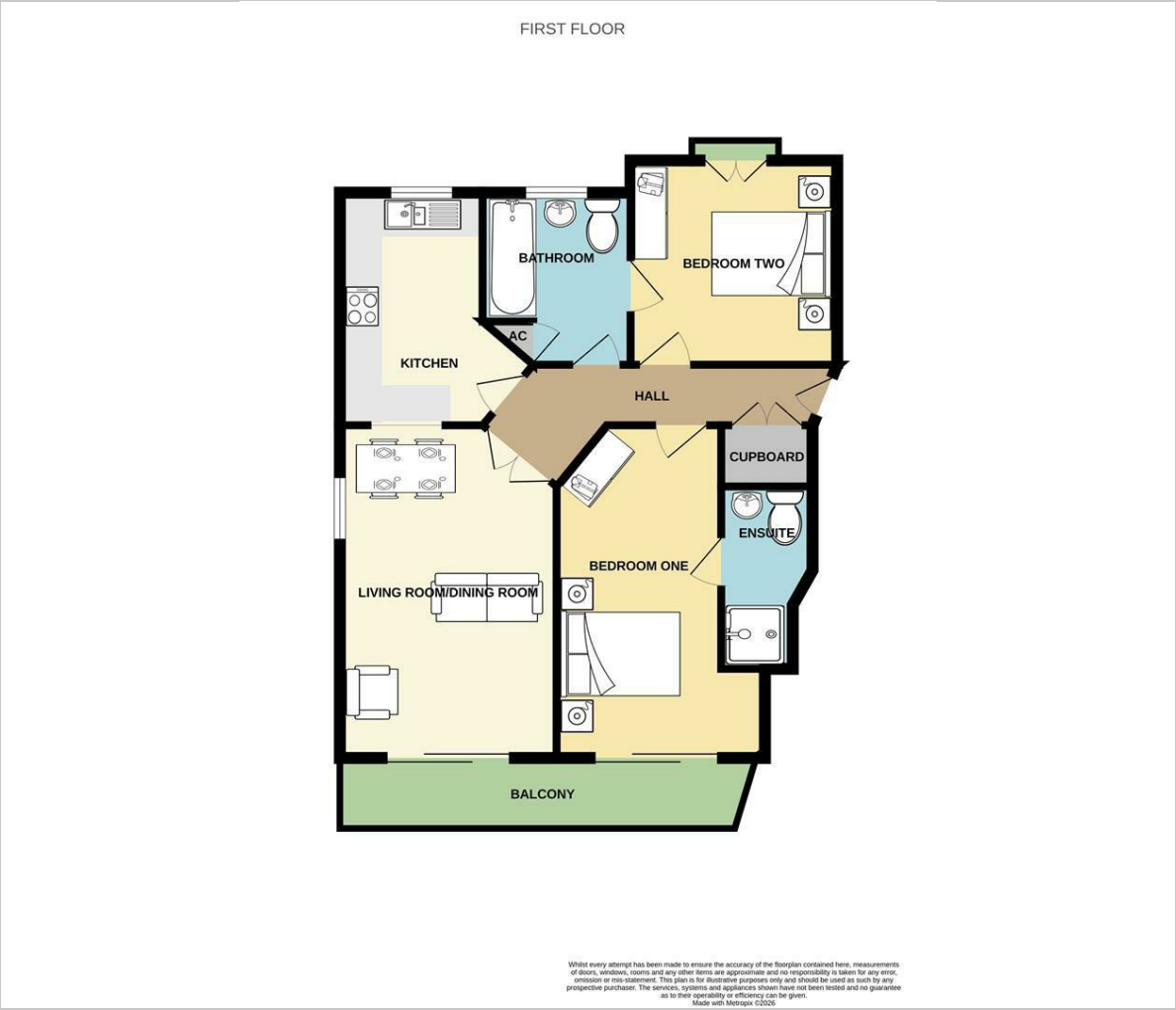
Bedroom Two
10'01 x 8'11 (3.07m x 2.72m)

Bathroom
8'11 x 6'02 (2.72m x 1.88m)

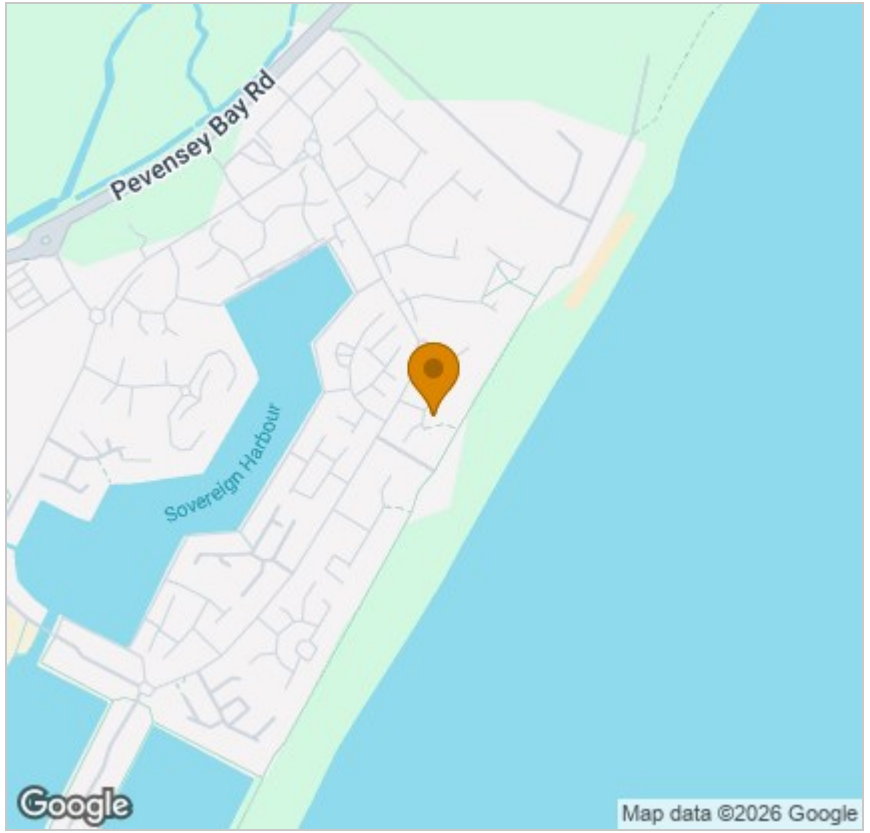
Outside
Outside, the property continues to impress with an allocated parking space situated behind a secure gated entrance. The location is another major attraction, with Eastbourne's picturesque seafront and the wide variety of shops, restaurants, cafés and leisure facilities available around Sovereign Harbour all within easy reach.

Lease Information
We have been advised that the property is leasehold and that there is approx 101 years remaining on the lease, service charge is £2,264.68 per annum, and the ground rent is £140.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

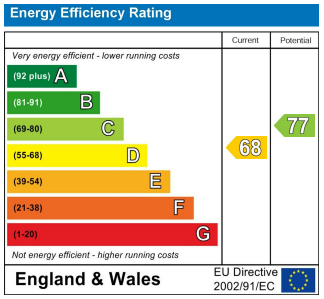
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk