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South Street, Eastbourne, BN21 4XB

Asking Price £220,000

## South Street, Eastbourne, BN21 4XB

This beautifully presented two-bedroom flat is set within an attractive period building on sought-after South Street in the heart of Eastbourne.

Offering generous living space, the property blends character charm with modern convenience, making it ideal for both homeowners and investors.

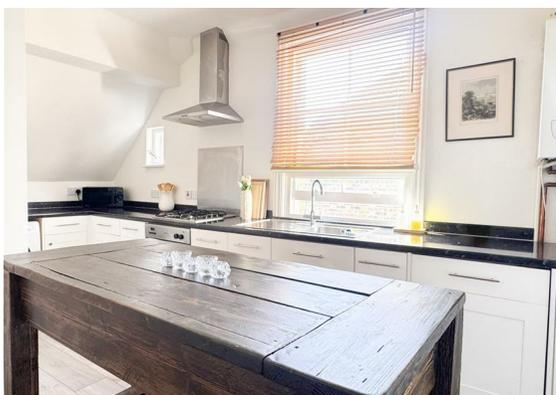
The apartment opens to a bright and welcoming living area with ample room for dining and relaxing, while a well-appointed kitchen provides a practical and stylish space for everyday use.

Two comfortable bedrooms and a contemporary bathroom complete the layout, creating a home that is as versatile as it is inviting.

Perfectly positioned close to the seafront, boutique shops, cafés and Eastbourne's mainline railway station, the property enjoys excellent connectivity and a vibrant local atmosphere making it a great choice for modern living.

The property is leasehold and with modest annual costs, and has shown strong value growth in recent years. Rental demand in this area is consistently high, offering appealing yields for investors.

Combining period appeal, generous proportions and an exceptional location, this charming flat is a rare opportunity to secure a stylish home or investment in one of Eastbourne's most desirable settings.





### Living Room

14'5" x 14'4" (4.40m x 4.37)

### Kitchen

14'4" x 11'7" (4.37m x 3.53m)

### Bedroom 1

16'11" x 13'7" (5.16m x 4.14m)

### Bedroom 2

13'2" x 8'0" (4.02m x 2.45m)



### Bathroom

14'5" x 8'9" (4.40m x 2.67m)

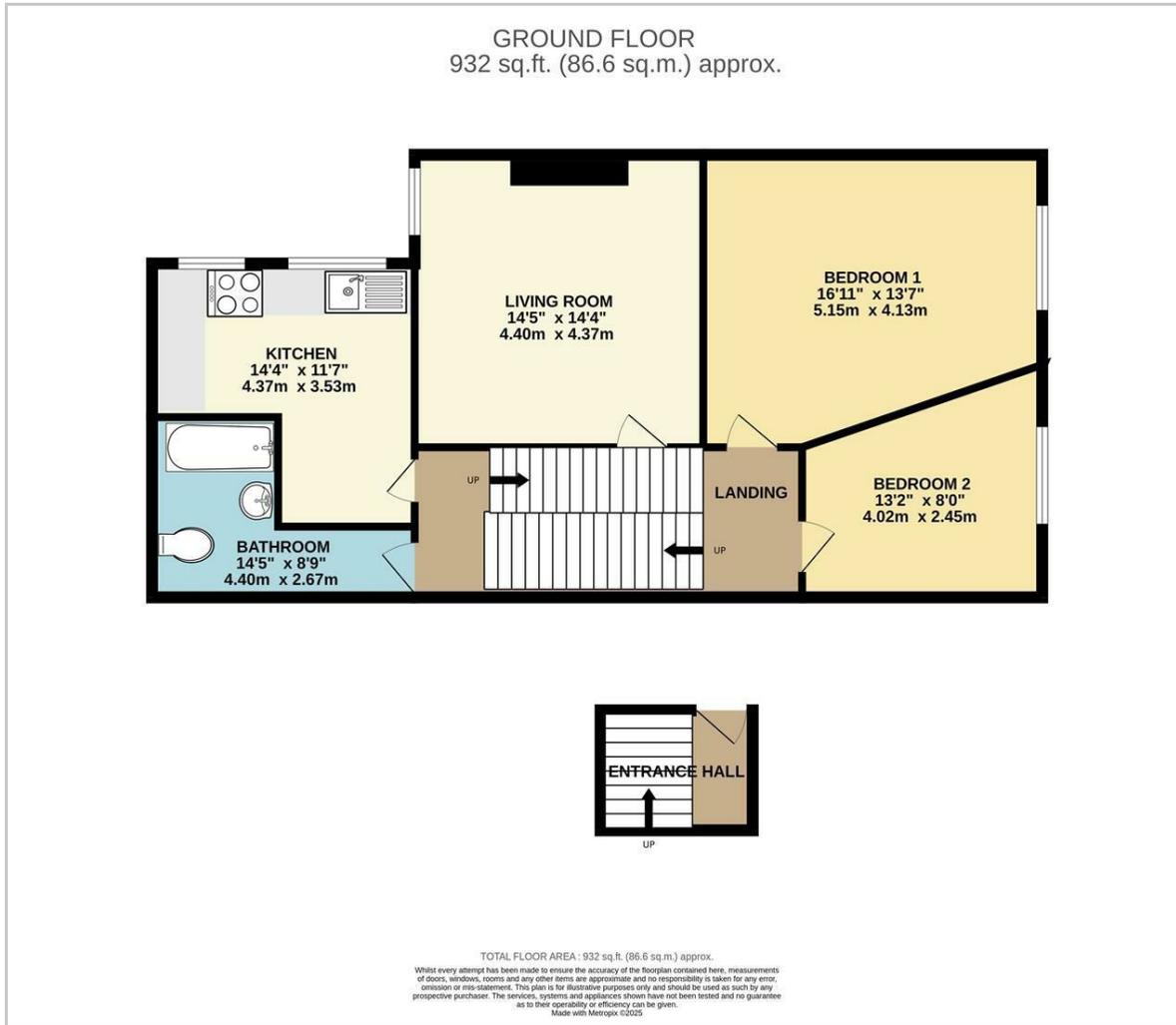
### Council Tax Band B - £1,970 Per Annum

### Lease Information

The seller advises that the property is offered as a leasehold and has approximately 106 years remaining on the lease. The service charge is £1,200.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

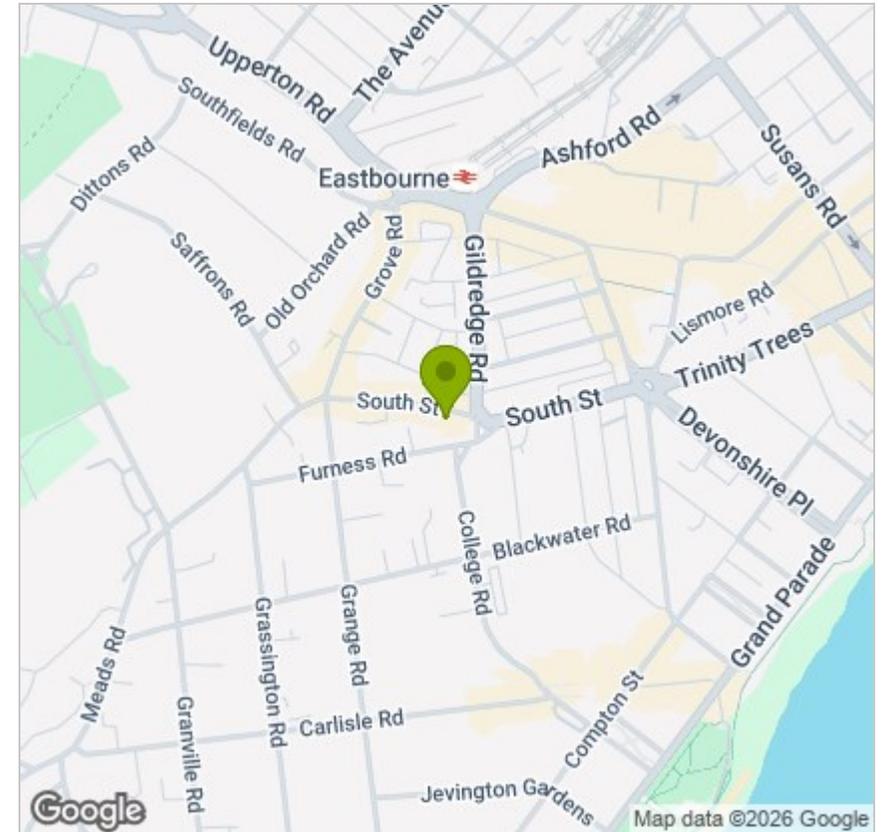


## Viewing

Please contact us on 01323 723 500 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

