



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Redoubt Road, Eastbourne, BN22 7DJ

Leasehold | Apartment | 1 Bedrooms

A neatly presented ground floor flat that has an extended lease term and low outgoings. It's perfectly located within walking distance of Eastbourne's seafront and beach. The flat currently achieves £825pcm so it is an ideal investment with tenant in situ or could alternatively suit first time buyers. The accommodation is well maintained and offers living room, separate kitchen, bathroom and bedroom. It is offered to the market with no onward chain and viewing is highly recommended.

**FOR SALE**  
**LEASEHOLD**  
**£140,000**

## Location

Eastbourne's promenade and beach are ideally located at the end of Redoubt Road, perfect for a seaside stroll or visit to the historic attractions. The town's train station and town centre are less than 1 mile away and offers transport connections to Lewes, Brighton and London Victoria.

## Approach

A pathway leads to the communal entrance door which is accessed at the rear of the property. The communal hallway leads to the flat entrance door.

## Entrance Hallway

Two storage cupboards, laminate flooring and a ceiling light.

## Living Room 18'4" x 11'5" maximum of (5.6m x 3.5m maximum of)

The laminate flooring continues into the living room, which has a double glazed bay window offering views over the communal lawn gardens. Electric fireplace, ceiling light and powerpoints.

## Bathroom 6'6" x 5'10" (2.0 x 1.8)

A white suite comprises of toilet, pedestal basin and bath which has a mixer tap as well an electric shower over. Double glazed window with obscured glass, extractor fan, electric heater and vinyl flooring.

## Kitchen 10'2" x 7'10" maximum of (3.1 x 2.4 maximum of)

Fitted with a range of wall and floor units. Stainless steel sink with mixer tap that is set beneath the double glazed window. Space for freestanding cooker, washing machine and fridge freezer. Ceiling light, powerpoints and laminate flooring.

## Bedroom 13'9" x 10'2" maximum of (4.2 x 3.1 maximum of)

Double glazed window which overlooks the communal grounds. Laminate flooring, electric heater, ceiling light and powerpoints. Storage cupboard which houses the hot water cylinder.

## Outside

The flat comes with a lockable brick built storage cupboard which is accessed off the communal washing line area.

## Lease Details

Lease Length: 215 years from March 1982

Maintenance Charges: £1,116.92 for 2026/27

We understand that sub letting is permitted under the terms of the lease.

## Additional Information

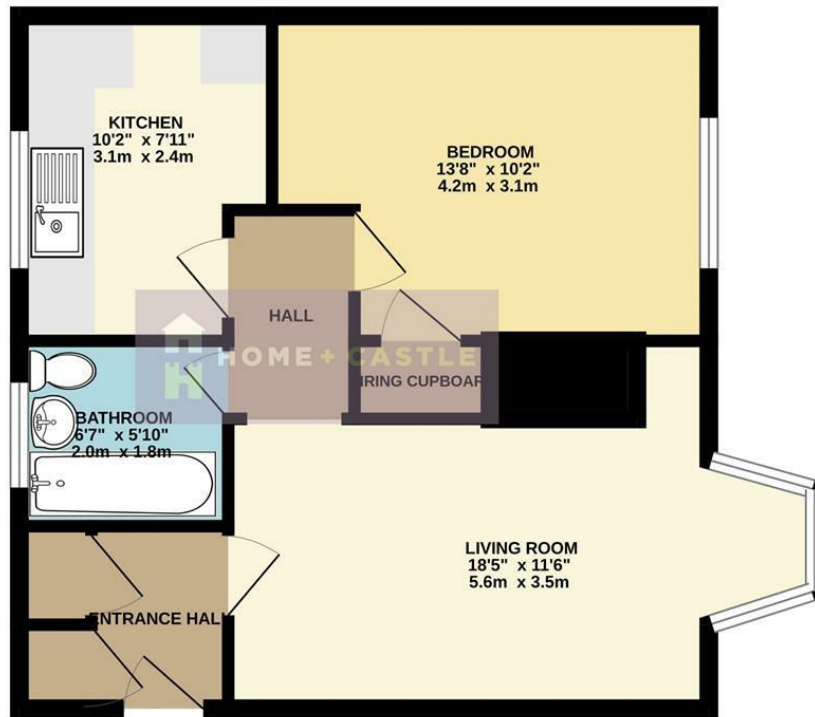
Council Tax Band: A

EPC Rating: E

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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