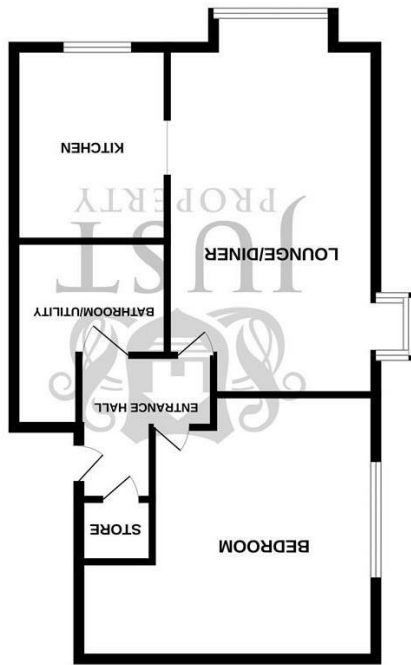




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	80
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	80

Measurements have been made to ensure the accuracy of the floorplan and room measurements. The floorplan and room measurements are for guidance only and should not be used as a basis for any other calculations. The floorplan and room measurements are for guidance only and should not be used as a basis for any other calculations. The floorplan and room measurements are for guidance only and should not be used as a basis for any other calculations.



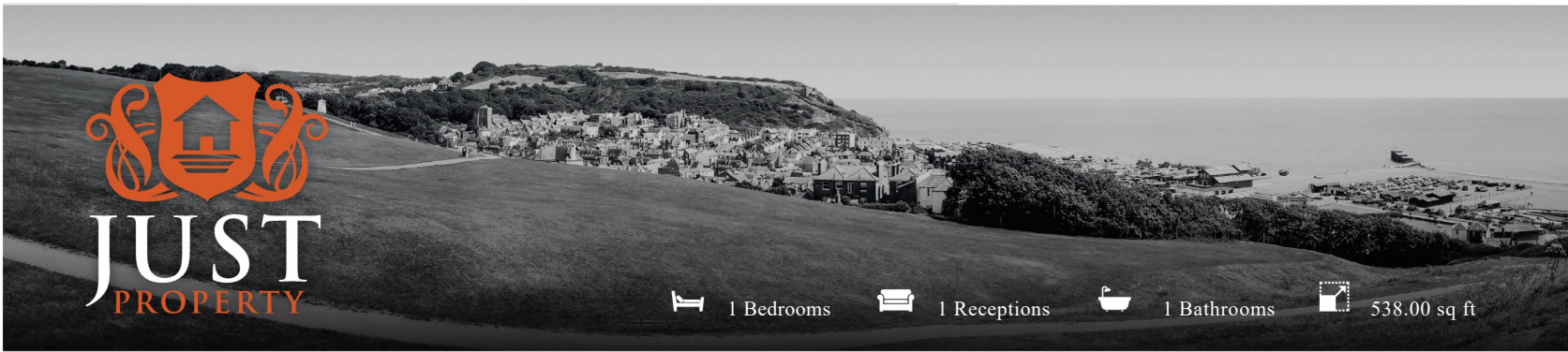
SECOND FLOOR



FLOORPLANS

Flat 21 Robinson Court 17 Churchdale Road, Eastbourne, BN22 8PZ

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 538.00 sq ft

Flat 21 Robinson Court 17 Churchdale Road, Eastbourne, BN22 8PZ

Leasehold

£159,950





Leasehold

£159,950



1 Bedrooms



1 Receptions



1 Bathrooms



538.00 sq ft

PROPERTY DETAILS

Spacious One-Bedroom Apartment in Prime Eastbourne Location

Just Property are pleased to offer this spacious one-bedroom, first-floor apartment set within the popular Robinson Court development on Churchdale Road. Ideally located, the property is close to Eastbourne town centre, and a variety of local shops, cafés, and leisure facilities.

The apartment benefits from a generous dual-aspect living/dining room with a feature square bay window, a modern fitted kitchen with integrated oven and gas hob, and a contemporary four-piece bathroom suite. The double bedroom offers ample space for freestanding furniture.

Additional features include a built-in storage cupboard in the hallway, double glazing throughout, and an allocated parking space.

Robinson Court is within easy walking distance of Eastbourne seafront, the Sovereign Centre with swimming pool and gym, and Princes Park, known for its scenic walks and year-round events. The location also offers excellent transport links, with easy access to Lottbridge Drove, Polegate, and surrounding villages.

Key features:

- Dual-aspect living/dining room
- Feature bay window
- Modern kitchen & bathroom
- Double bedroom
- Allocated parking
- Double glazing
- Communal entrance & stairwell

This well-maintained apartment is ideal for first-time buyers, downsizers, or investors seeking a well-located and well-proportioned home close to the coast.

Viewings strictly by appointment via sole agents, Just Property.



ROOM DIMENSIONS

Communal Entrance and Stairs

Front Door

Entrance Hallway

Storage Cupboard

Bathroom / Utility
6'9" x 6'0" (2.06 x 1.83)

Bedroom
12'9" x 10'5" max (3.89 x 3.20 max)

Lounge / Dining Room
14'0" x 10'9" (4.27 x 3.30)

Kitchen
10'5" x 6'3" (3.18 x 1.91)

Communal Garden Area

Allocated Parking Space

FEATURES

- Purpose Built Second Floor Apartment
- One Spacious Double Bedroom
- Open Plan Dual Aspect Living / Dining Room
- Allocated Parking Space
- Walking Distance To Princess Park and Seafront
- Shops Nearby
- Spacious Apartment
- 89 Year Lease

