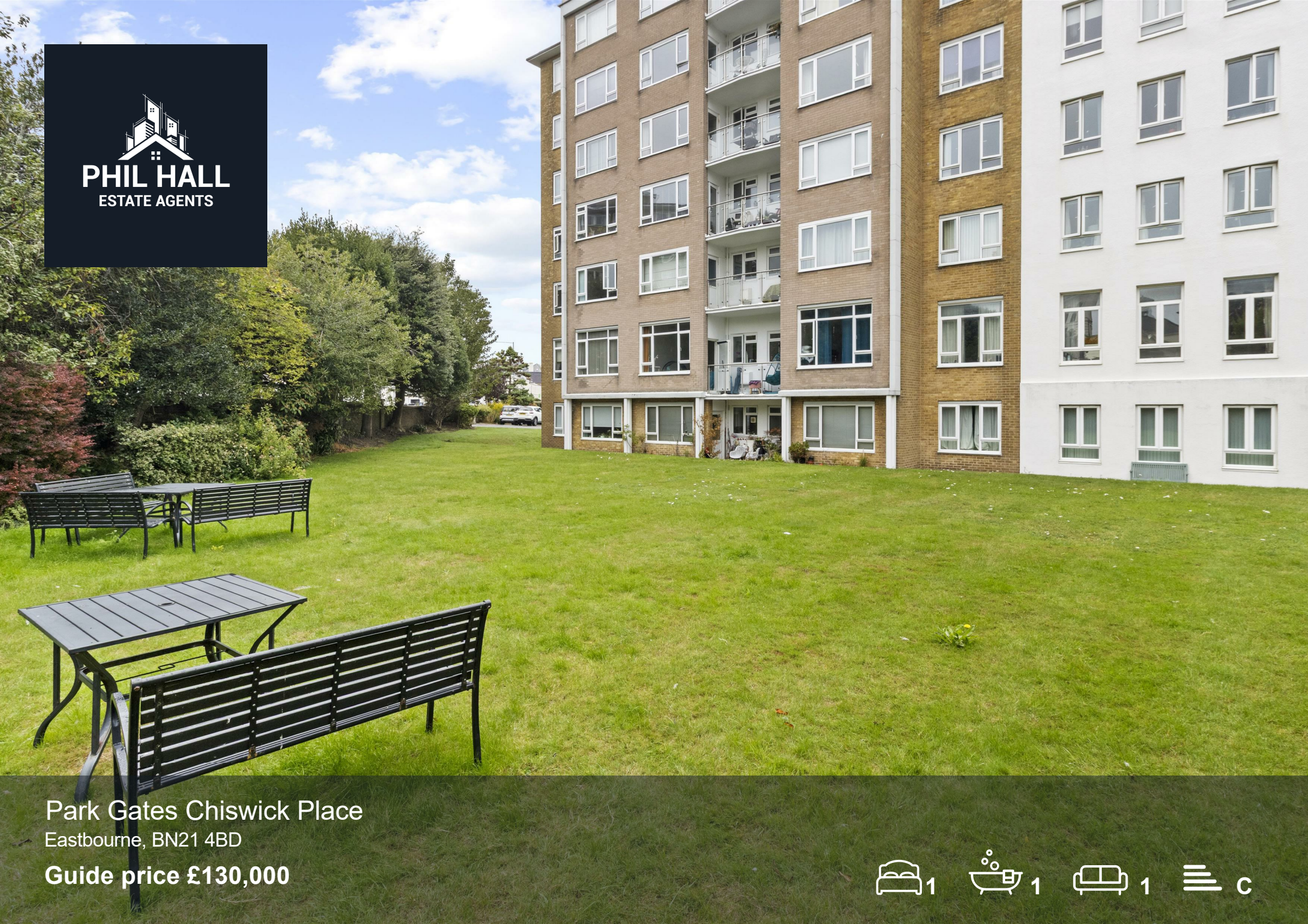


PHIL HALL
ESTATE AGENTS

Park Gates Chiswick Place

Eastbourne, BN21 4BD

Guide price £130,000

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Park Gates Chiswick Place

Eastbourne, BN21 4BD

Guide Price £130,000 to £140,000

Phil Hall Estate Agents brings to the market this well-presented and spacious one-bedroom third-floor apartment, ideally positioned in a popular and sought-after location within easy walking distance of Eastbourne seafront, town centre and a wide range of local amenities. Offered to the market chain free, the property would make an excellent first-time purchase, investment or seaside home.

The development itself is well maintained and benefits from a secure entry-phone system, passenger lifts and attractive communal gardens. From the communal entrance, stairs or lift provide convenient access to the third floor.

Upon entering the apartment, you are welcomed into the entrance hall, which provides access to each of the rooms.

The living room/dining room is a particularly impressive space, generously proportioned with plenty of room to create separate areas for relaxing and dining. A large double-glazed window allows plenty of natural light to fill the room while also enjoying distant views towards the South Downs. Attractive parquet flooring adds warmth and character, while the size of the room provides excellent flexibility for a range of living and dining furniture.

Positioned separately from the main living space is the fitted kitchen, offering a good range of wall-mounted and matching base units complemented by work surfaces. The kitchen comes equipped with a built-in oven, four-ring electric hob with extractor hood above, together with allocated spaces for an under-counter fridge and washing machine. Being completely separate from the living room is a real bonus for those who prefer a more traditional layout.

The generously sized double bedroom continues the parquet flooring and benefits from a useful built-in wardrobe, providing excellent storage while still leaving plenty of space for additional bedroom furniture. Completing the accommodation is the bathroom, fitted with a panel-enclosed bath, WC and wash hand basin.

























LOCATION, LOCATION, LOCATION
Chiswick Place enjoys a highly convenient position in the heart of Eastbourne, perfectly placed for those looking to enjoy everything the town has to offer. The property is within comfortable walking distance of the seafront and promenade, making it ideal for enjoying coastal walks, the beach and Eastbourne's many seafront attractions.

Eastbourne town centre is also within easy reach, offering an excellent selection of shops, cafés, restaurants and everyday amenities, including The Beacon shopping centre. Eastbourne railway station provides regular services towards Brighton, Gatwick Airport and London, making the location particularly convenient for commuters or those wanting easy access further afield.

The property is also well positioned for Eastbourne's popular theatres, Devonshire Park and the town's cultural and leisure facilities, while the nearby South Downs provide fantastic opportunities for walking and enjoying the surrounding countryside.

Combining seaside living with excellent town-centre convenience, Chiswick Place is an ideal location for a permanent home, first-time purchase, investment or coastal retreat.

Communal Entrance Hall
Lift and stairs leading to the third floor

Private Entrance Hall

Living Room/Dining Room
16'01 x 11'06 (4.90m x 3.51m)

Kitchen
8'03 x 6'01 (2.51m x 1.85m)

Bedroom
12'09 max x 11'10 (3.89m max x 3.61m)

Bathroom
8'02 x 4'10 (2.49m x 1.47m)

Outside
Residents can enjoy the well-maintained communal gardens, which are predominantly laid to lawn and provide an attractive green space surrounding the development. Residents' parking is also available on a first come, first served basis.

Lease Information
We have been advised that the property is leasehold and that there is approx 122 years remaining on the lease, service charge is £3,750 per annum, and the ground rent is £130.00 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.

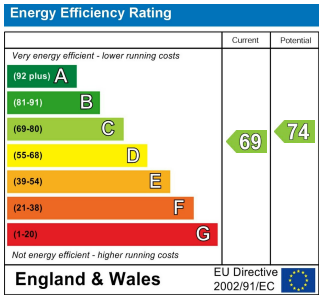
Floor Plan



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.

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