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PROTECTED

PRS Property
Redress
Scheme



First Floor Flat 299, Seaside, Eastbourne, East Sussex, BN22 7NU

£165,000



Surridge Mison
ESTATES

CHAIN FREE

Surridge Mison Estates are delighted to present this bright & spacious first floor flat, situated close to the stunning Seafront in sought after Eastbourne. The property benefits from two bedrooms, a modern & open plan living/dining/kitchen, modern shower room, plus double glazing and is being offered to the market CHAIN FREE.

On the ground floor is the communal entrance hall, which leads to the entrance lobby. Upstairs to the bright, split level hall, which provides access to the two bedrooms. The main heart of the home is located at the front, in the open plan living/dining/kitchen, which has two windows making it a bright space. The kitchen is fully fitted with shaker style wall and base units, and has integral appliances. There is also a modern shower room.

Redoubt is perfectly located for easy access to Eastbourne Seafront where level seafront walks can be enjoyed. There is also the popular Princes Park within close proximity and a variety of cafes and restaurants. Local shops can be found within easy reach, with the larger shopping facilities at The Crumbles in Sovereign Harbour, The Beacon Centre Eastbourne town and large out of town shopping developments all well placed. Eastbourne town centre also provides excellent transport links via its mainline train station, with direct links to Brighton, Gatwick & London.





Ground Floor Entrance Lobby - 1.35m x 1.32m (4'5" x 4'4")

Wooden door from communal hallway. Inset spotlights. Carpeted. Stairs leading to first floor hall.

First Floor Hall - 3.68m x 1.57m (12'1" x 5'2")

Split level landing. Carpeted. Inset spotlights.

Bedroom Two - 2.74m x 2.62m (9'0" x 8'7")

Double glazed window to rear. Carpeted. Electric heater.

Shower Room - 1.75m x 1.09m (5'9" x 3'7")

Double glazed opaque window to side. Tiled flooring. Chrome towel rail. Extractor fan. Inset spotlights. Suite comprising of shower cubicle with tiled enclosure, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom One - 3.66m x 3.38m (12'0" x 11'1")

Double glazed window to rear. Picture rail. Carpeted.

Living/Dining/Kitchen - 5.13m x 3.66m (16'10" x 12'0")

Two double glazed windows to front. Herringbone style laminate flooring. Inset spotlights. Kitchen area- Fully fitted with a range of grey shaker style wall and base units housing integral fridge/freezer. Space for washing machine. Built in electric oven. Marble effect work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood, and ceramic sink and drainer unit with mixer taps.

Lease- 122 years lease

Service charge- 1/3 of building maintenance as and when required. Nil ground rent. Pets and letting permitted.



Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; None

Electricity; Mains

Primary Heating; Electric Heating

Solar Power; No

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

SurrIDGE Mison Estates

66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP

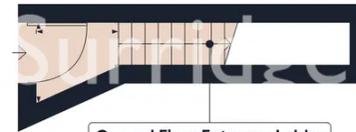
Tel 01323 460617

Email info@surridgemison.com

Web www.surridgemison.com

Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



Ground Floor Entrance Lobby
4'5" x 4'4"
1.37 x 1.34 m

Floor 0

First Floor Hall
12'1" x 5'2"
3.69 x 1.58 m



Floor 1

Approximate total area^m
521 ft²
48.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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