

Park House 18 College Road

Eastbourne, BN21 4HZ

£150,000

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Phil Hall Estate Agents welcomes to the market this delightful and well-presented one-bedroom hall floor flat, situated within the attractive Park House development on the ever-popular College Road in Eastbourne. Offering a wonderful combination of spacious accommodation, impressive high ceilings and an abundance of natural light, this charming property is ideally positioned within walking distance of Eastbourne town centre, mainline train station, seafront and a wide range of local amenities.

Upon approaching Park House, you are immediately greeted by the attractive and well-maintained exterior of the building, with steps leading up to the communal entrance hall, which provides access to the flat.

Stepping inside the property, you enter a welcoming entrance hall which provides access to all of the accommodation, along with a useful built-in storage cupboard.

The real heart of this delightful home is the wonderfully spacious open-plan living room, dining area and kitchen. This impressive room is enhanced by its beautiful high ceilings and a large bay window, allowing an abundance of natural light to flood the space and creating a bright and inviting atmosphere. The bay window provides the perfect setting for a dining table and chairs, whilst the remainder of the room offers ample space for a selection of comfortable living room furniture, making it an ideal area for both relaxing and entertaining.

The open-plan kitchen is thoughtfully arranged and fitted with a range of wall-mounted and matching base units, complemented by work surfaces providing plenty of preparation space. The kitchen comes complete with a built-in electric oven, hob with extractor hood above, integrated fridge and space for a washing machine, offering everything required for everyday living.

Returning to the entrance hall, you will find the generously proportioned double bedroom and a modern bathroom fitted with a three piece white suite.

























LOCATION, LOCATION, LOCATION
College Road is widely regarded as one of Eastbourne's most desirable and convenient residential locations, perfectly positioned between the town centre and the seafront. The property is within comfortable walking distance of Eastbourne's beautiful promenade, beaches and iconic seafront, whilst the town centre offers an excellent selection of independent shops, cafés, restaurants and the Beacon shopping centre.

Eastbourne's mainline railway station is also within walking distance, providing regular services towards Brighton, Hastings and London, making the location particularly appealing to commuters. The nearby theatres, Devonshire Quarter and Towner Eastbourne art gallery offer a wonderful selection of cultural and leisure attractions, whilst the breathtaking South Downs National Park is just a short distance away.

Combining character, spacious accommodation and an enviable location, this delightful hall floor flat would make an ideal first-time purchase, coastal retreat or investment opportunity.

Secure Communal Entrance Hall

Private Entrance Hall

Open Plan Reception Room/Kitchen

Living Room/Dining Room Area
15'00 x 14'09 into bay (4.57m x 4.50m into bay)

Kitchen Area
8'09 x 5'00 (2.67m x 1.52m)

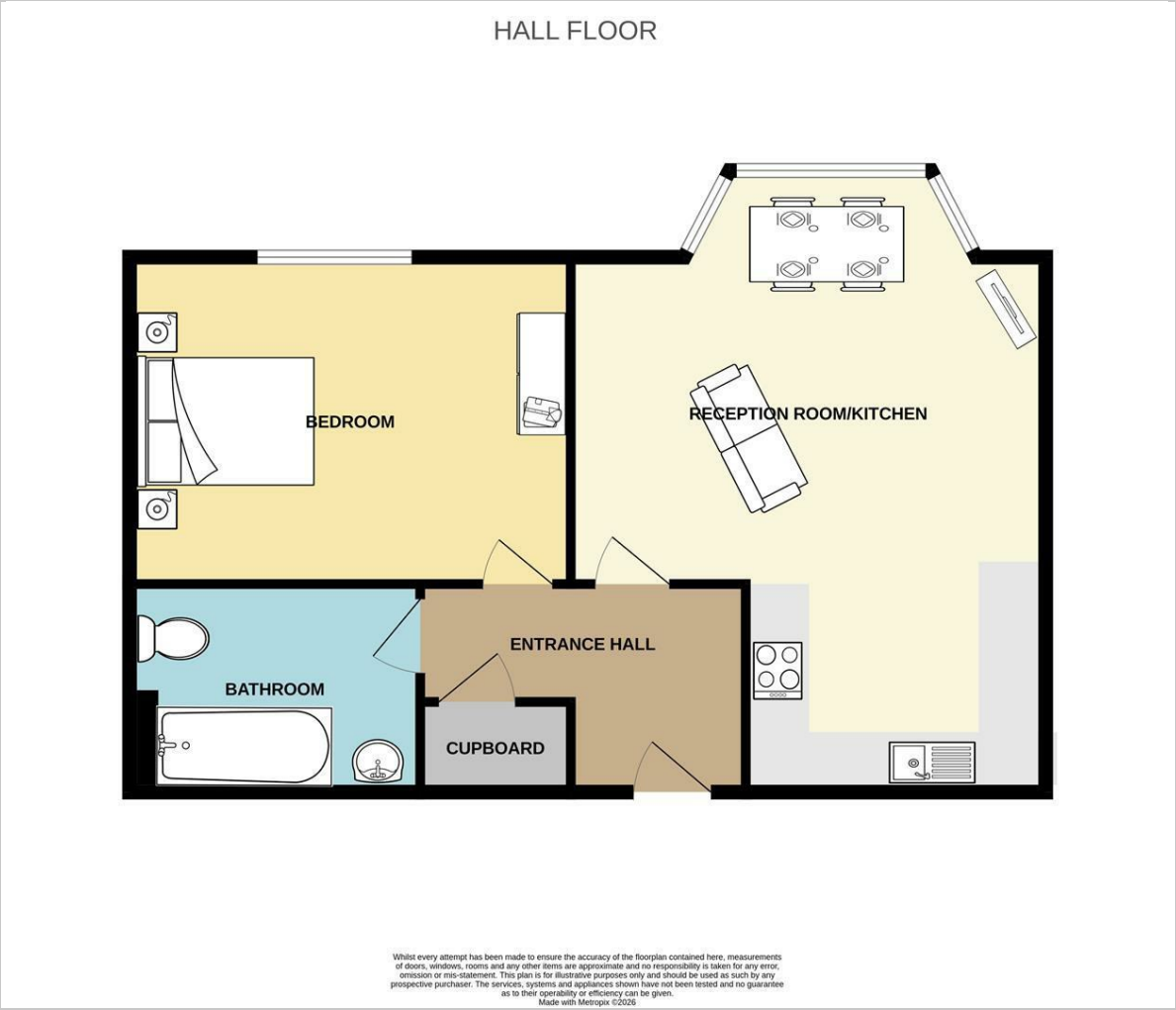
Bedroom
12'03 x 8'10 (3.73m x 2.69m)

Bathroom
8'04 x 4'08 (2.54m x 1.42m)

Outside
Outside, the property enjoys the added benefit of access to a terrace, providing a lovely space to sit outside, enjoy the sunshine with a morning coffee or simply relax and watch the world go by. Residents also have the use of beautifully maintained communal gardens, predominantly laid to lawn, offering an attractive and peaceful outdoor setting. In addition, there is a useful communal storage area.

Lease Information
We have been advised that the property is share of freehold with approx 980 years remaining on the lease, service charge was £1,800 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.

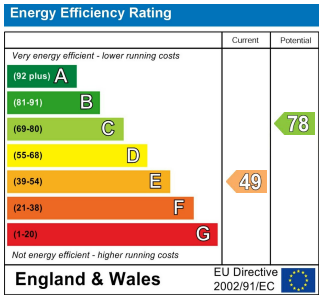
Floor Plan



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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk