



Key Features

- ◆ CHAIN FREE
- ◆ Top floor, two-bedroom apartment
- ◆ Views over Eastbourne Pier
- ◆ Minutes walk from town centre
- ◆ Leasehold (990 year lease)
- ◆ EPC rating C



Queens Gardens, Eastbourne

£160,000



Northwood are delighted to welcome to market a rare opportunity to acquire, CHAIN FREE, this fantastic two-bedroom, two-bathroom, top-floor apartment with views over Eastbourne Pier.

Accommodation comprises living room, fitted kitchen, two bedrooms, bathroom and en suite.

Further benefits include a lift, gas central heating, period features and balcony with sea views.

Located on Eastbourne seafront, overlooking the pier and promenade, this amazing apartment in a converted period building is only minutes from the town centre and train station. If you love British seaside towns and yearn to live by the sea then this is the perfect property for you.





The property is in need of modernisation, and the asking price is reflective of this. Priced for a quick sale, it offers an excellent opportunity for buyers looking to add value through refurbishment or investment.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/402e7329539647a58ede2e1f64fcc413/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band B: £1879



Lease Details

A new 990 year lease will be issued at the time of sale
Service Charge: £1500.00
Ground Rent: £0

Entrance Hall

4.99m x 0.99m (16'5" x 3'2")

Centrally positioned entrance hall with loft access, entry phone, inset spotlights, brand new carpet, radiator and doors to all rooms

Living Room

5.54m x 3.89m (18'2" x 12'10")

Good sized living room with French doors to balcony on front aspect, inset spotlights, two radiators and brand new carpet





Balcony

3.92m x 1.76m (12'11" x 5'10")

Sunny balcony to front aspect affording spectacular views of the sea and Pier in one direction and across the roofs of Eastbourne to the South Downs in the other - the perfect vantage point to enjoy Airbourne

Kitchen

2.94m x 1.69m (9'7" x 5'6")

Fitted kitchen, open-plan to lounge with inset spotlights, vinyl flooring, sash window to front aspect, cream speckled laminate over wood-effect cabinets, integrated cooker hood, brand new gas hob, brand new built-under electric oven and space/plumbing for washing machine and fridge-freezer

Bathroom

2.01m x 1.71m (6'7" x 5'7")

Family bathroom, tiled in cream with vinyl flooring, inset spotlights, shaving light/mirror, radiator, extractor fan and white suite comprising basin, WC and bath with hand shower off taps

Bedroom One

4.42m x 2.75m (14'6" x 9'0")

Double bedroom, carpeted with built-in wardrobes, radiator, uPVC double-glazing to rear aspect and en suite shower room

En Suite

1.71m x 0.74m (5'7" x 2'5")

En Suite shower room with vinyl flooring, shaving light/mirror, radiator, extractor fan and white suite comprising basin, WC and shower cubicle

Bedroom Two

2.87m x 2.38m (9'5" x 7'10")

Single bedroom, carpeted with built-in mirrored wardrobe, radiator and uPVC double-glazing to rear aspect



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