



**1 Bed
Flat
located in Cavendish Place**



**Flat 2, 10 Cavendish
Place
Eastbourne
BN21 3EJ**



Asking Price £150,000

Situated just moments from Eastbourne's iconic Victorian seafront, this attractive ground floor garden flat combines period charm with modern convenience in a highly desirable coastal location. Forming part of a Grade II listed building, the property features a bright bay-fronted living room with sea glimpses, a modern fitted kitchen with integrated appliances, a stylish bathroom, and a spacious double bedroom with direct access to a private rear garden. Ideally positioned within walking distance of the town centre, The Beacon shopping centre, restaurants, and Eastbourne railway station, this property would make an excellent permanent residence, holiday home, or investment opportunity.

Just moments from Eastbourne's beautiful Victorian seafront, this attractive garden flat offers the perfect blend of coastal living and town-centre convenience. Whether you're looking to enjoy a leisurely stroll along the promenade, dine at one of the nearby restaurants, or explore the local shops, everything is within easy walking distance. The recently extended Beacon shopping centre and Eastbourne's mainline railway station are also close at hand.

The spacious living room is positioned at the front of the property and benefits from a charming bay window with glimpses of the sea, creating a bright and welcoming space to relax. The modern fitted kitchen is well-equipped with a range of wall and base units, complementary work surfaces, a stainless steel sink, built-in electric oven, halogen hob with extractor hood, as well as integrated appliances including a washing machine and fridge/freezer.

The stylish bathroom features a contemporary white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with an electric shower over. To the rear of the property, the double bedroom enjoys direct access to the private garden via a glazed door.

Further benefits include an enclosed, low-maintenance private rear garden, double glazing throughout, and electric heating, making this an ideal home, holiday retreat, or investment opportunity in a highly sought-after coastal location.

The property forms part of a Grade II listed building, offering the charm and character associated with a historic period property while enjoying a prime position close to the seafront and town amenities.

Council Tax Band A | EPC Rating D

Service Charges: £1300 p/a

Ground Rent: £0

Lease: 150 years from 2015

Disclaimer

• Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

• Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

• Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

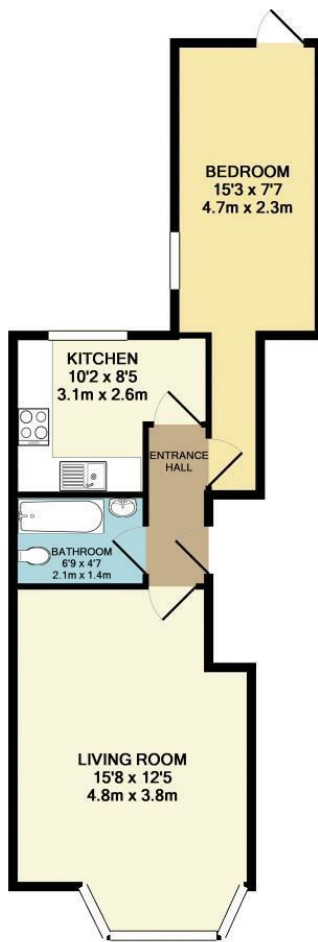
We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute

representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

version 1

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