

Mayfair Court 94 Wish Hill

Eastbourne, BN20 9HE

£190,000

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Phil Hall Estate Agents welcomes to the market Mayfair Court, a beautifully presented and spacious two double bedroom ground floor flat, ideally positioned in the highly desirable Wish Hill area of Eastbourne. Combining character, comfort and practicality, this delightful home enjoys a peaceful residential setting, with the breath-taking South Downs just a short stroll away, offering wonderful countryside walks and outdoor pursuits. With generous room sizes, a modern shower room, excellent storage facilities and access to attractive communal gardens, this property is sure to appeal to a variety of buyers.

Upon entering the well-maintained communal entrance hall, you are welcomed into the flat's private entrance hall, which provides access to each of the rooms. The hallway itself is particularly spacious, benefiting from two built-in storage cupboards and sufficient room to accommodate a small table or additional furniture, creating a welcoming first impression.

The wonderfully spacious living room is a real highlight of this charming home, offering an inviting and comfortable space in which to relax or entertain. Enjoying a pleasant outlook towards the rear of the building, the room is flooded with natural light, creating a bright and airy atmosphere.

Returning to the entrance hall, the separate kitchen offers a practical and well-arranged space, featuring a range of wall-mounted and matching base units complemented by work surfaces. There is space for a selection of freestanding appliances, whilst a particularly useful large pantry cupboard provides excellent additional storage. A further appealing feature is the direct access from the kitchen onto the communal gardens, perfect for stepping outside and enjoying the peaceful surroundings.

The property continues to impress with two generously proportioned double bedrooms, both offering comfortable accommodation with plenty of space for bedroom furniture. Completing the accommodation is a modern shower room.

























LOCATION, LOCATION, LOCATION
Mayfair Court is situated in the highly desirable Wish Hill area of Eastbourne, a peaceful yet well-connected residential location known for its charming village-like feel and close proximity to the stunning South Downs. This sought-after area provides an excellent balance of natural beauty and everyday convenience, making it an ideal place to call home. Residents can enjoy scenic countryside walks just moments from their doorstep, with the rolling hills and picturesque landscapes of the South Downs National Park offering endless opportunities for outdoor exploration, whether it be hiking, cycling, or simply soaking in the breath-taking views.

The area also boasts excellent transport links, with regular bus services connecting residents to the town centre, Eastbourne railway station, and surrounding areas. For those commuting further afield, the nearby A22 and A27 provide convenient road connections to Brighton, Lewes, and London.

Families and professionals alike are drawn to Wish Hill due to its friendly atmosphere and excellent local schools, making it a fantastic location for those looking to settle in a welcoming and well-established community. Additionally, Eastbourne's stunning seafront and vibrant town centre are within easy reach, offering an array of cultural attractions, leisure facilities, and dining options. With its combination of scenic countryside, practical amenities, and easy accessibility, Wish Hill is an exceptional location that offers both lifestyle and convenience.

Communal Entrance Hall

Private Entrance Hall

Living Room
13'11 x 10'11 (4.24m x 3.33m)

Kitchen
11'08 x 8'05 (3.56m x 2.57m)

Bedroom One
12'09 x 10'11 (3.89m x 3.33m)

Bedroom Two
9'05 x 8'11 (2.87m x 2.72m)

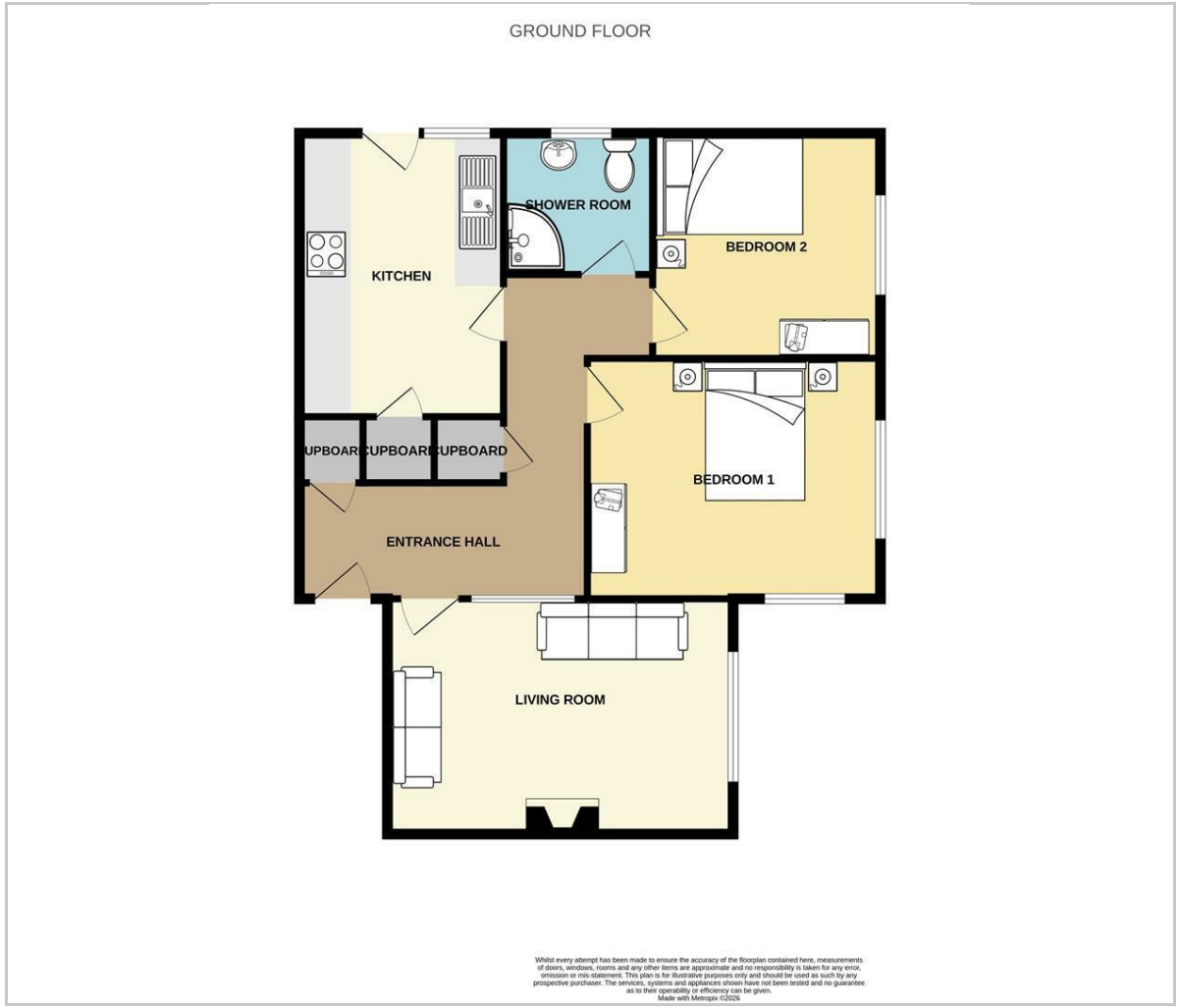
Shower Room
6'02 x 5'06 (1.88m x 1.68m)

Outside
One of the particularly appealing features of Mayfair Court is its delightful communal gardens, providing a wonderful outdoor retreat for residents to enjoy. The gardens offer a variety of attractive areas, including a hard-standing seating area and a wooden deck, both ideal for sitting outside and making the most of the warmer months.

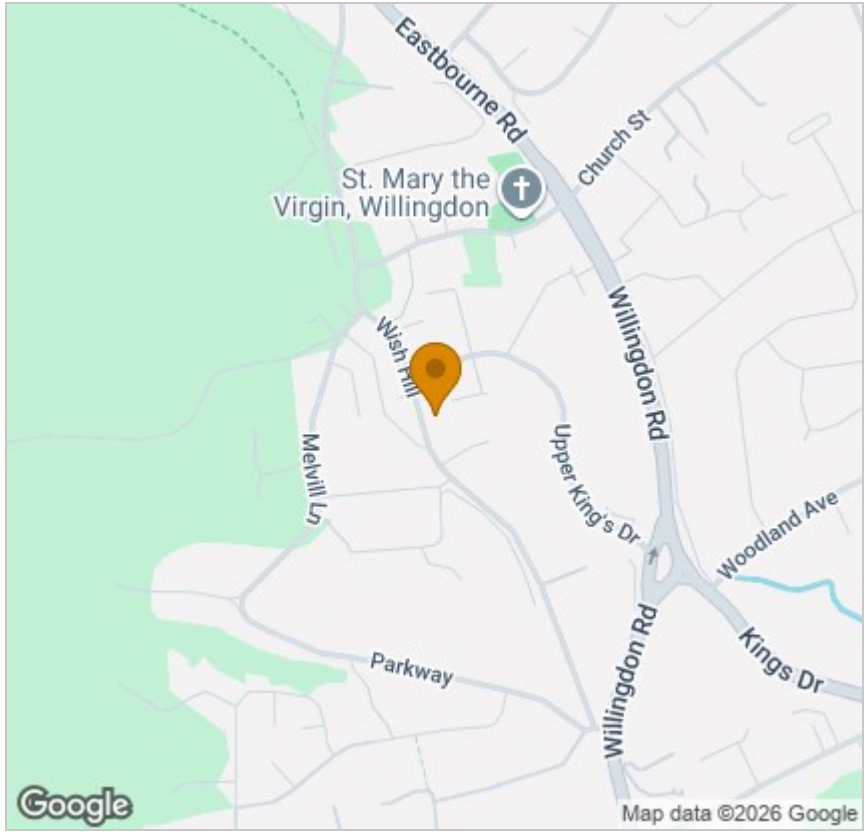
Beyond these areas, the gardens extend into a gently sloping, tree-lined lawn, creating a more natural and secluded setting. Although some sections have a slightly overgrown character, this only adds to the sense of tranquillity and provides an appealing green space for those who appreciate peaceful surroundings.

Lease Information
We have been advised that the property is share of freehold and there is approx 934 years remaining on the lease, service charge £1826.88 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.

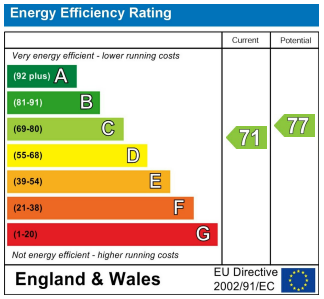
Floor Plan



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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