



Queens Gardens, Eastbourne

Key Features

- ◆ CHAIN FREE
- ◆ First-floor, two-bedroom apartment
- ◆ Directly overlooking Eastbourne Pier
- ◆ Minutes walk from town centre
- ◆ Leasehold
- ◆ EPC rating C

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£160,000



Northwood are delighted to welcome to market a rare opportunity to acquire, CHAIN FREE, this fantastic two-bedroom, first-floor apartment directly overlooking Eastbourne Pier.

Accommodation comprises an large living/dining room, fitted kitchen, two bedrooms both with built-in wardrobes and bathroom with shower over bath.

Further benefits include a lift, gas central heating, new carpets, period features and sea-facing balcony.

Located just off Eastbourne's fabulous Victorian seafront, overlooking the pier and promenade, this beautiful 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.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/145c5dbf366f46ef84c13c48ddbd6a86>

Council Tax Band B: £2064

Lease Details

A new 990 year lease will be issued at the time of sale

Service Charge: £1500

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:

<https://checker.ofcom.org.uk/>



Exterior and Approach

A beautiful Victorian Terrace directly adjacent to Eastbourne Pier, a communal entrance leads to a lift to all floors

Please note: the exterior front of the building currently has scaffolding in place as the property is being painted

Entrance Hall

0.97m x 4.7m (3'2" x 15'5")

Centrally located entrance hall with brand new carpet, entry phone, radiator and doors to all rooms

Living Room

4.81m x 5.75m (15'10" x 18'11")

Large living/dining room, with brand new carpet period fireplace, large bay window to front aspect featuring period sash windows overlooking the sea, two radiators, wall sconces and patio doors to balcony





Balcony

Good-sized, sea-facing balcony which extends across the front of the apartment, providing direct views of the sea and pier

Kitchen

1.4m x 4.64m (4'7" x 15'2")

Good-sized fitted kitchen with sash window to side-aspect, brand new vinyl floor, cooker hood, gas hob, built-under electric oven, radiator and a range of white wall and base units with space/plumbing for fridge-freezer, dishwasher and washing machine

Bathroom

2m x 1.7m (6'7" x 5'7")

Tiled bathroom with brand new vinyl flooring, extractor fan, radiator and white suite comprising basin, WC and bath with shower over

Bedroom One

3.88m x 2.82m (12'8" x 9'4")

Good-sized double bedroom, with brand new carpet, radiator, double-glazing to rear aspect and built-in wardrobe

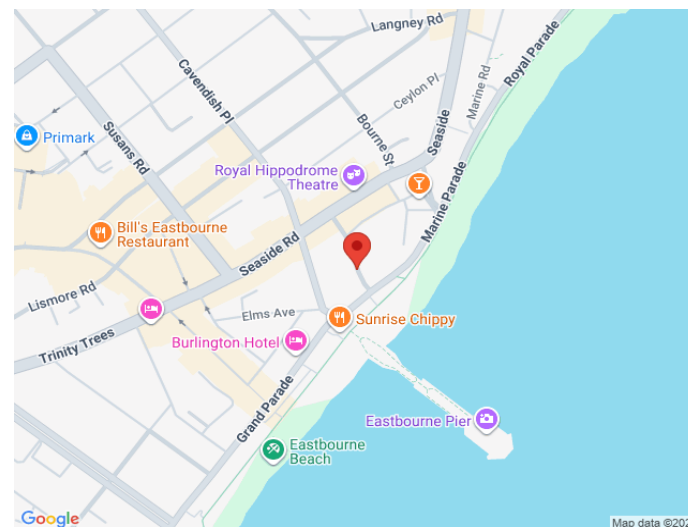
Bedroom Two

2.51m x 2.29m (8'2" x 7'6")

Good-sized single bedroom, with brand new carpet, radiator, double-glazing to rear aspect and built-in wardrobe containing gas combi-boiler







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