



OAKFIELD



Cavendish Place, Eastbourne BN21 3HY

Offers In Excess Of £150,000



## Cavendish Place, Eastbourne BN21 3HY

An brilliant opportunity to purchase this well presented two-bedroom top-floor flat with its own private sun terrace, ideally situated in the heart of Eastbourne just moments from the seafront and town centre.

Located on the top floor, this spacious flat offers modern living with characterful charm, ideal for first time buyers or buy to let investors.

The accommodation comprises a bright open-plan living and dining area, a contemporary fitted kitchen, two bedrooms, and bathroom.

The standout feature is the private rear sun terrace—perfect for relaxing, entertaining, or enjoying a peaceful outdoor space in the heart of town with lovely far reaching views to the rear of the property.

The flat benefits from a long lease and no onward chain. Whether you're a first-time buyer, downsizer, or investor, this home ticks all the boxes for location, lifestyle, and value.

Perfectly placed on Cavendish Place, you'll be just a short walk from Eastbourne Pier, the Beacon Shopping Centre, Eastbourne Station, and the seafront promenade—offering both convenience and coastal living.





### Living Room/Kitchen

15'5 x 13'9 (4.70m x 4.19m)

### Bedroom 1

11'5 x 10'6 (3.48m x 3.20m)

### Bedroom 2

9'3 x 7'2 (2.82m x 2.18m)

### Bathroom

7'4 x 5'0 (2.24m x 1.52m)

**Council Tax Band - A £1,688 per annum**

### Lease Information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 983 years remaining on the lease. The service charge is approximately £1,920.00 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

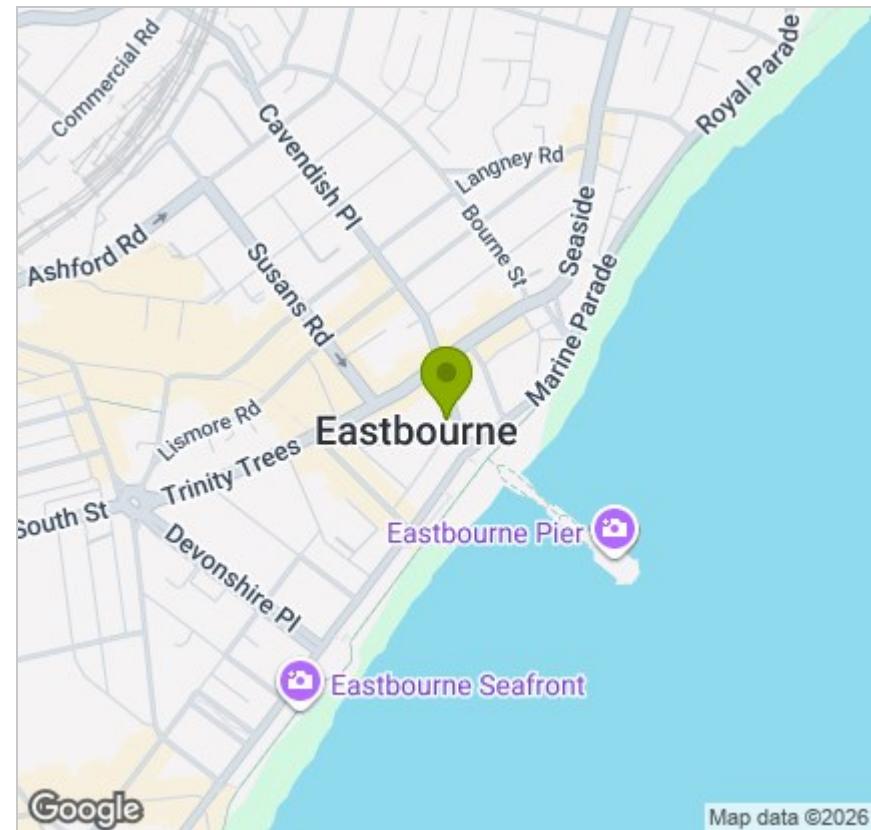
## Floor Plan



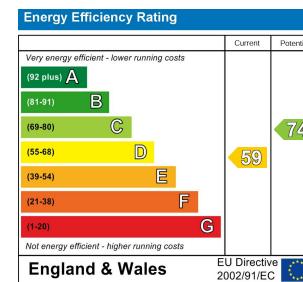
## Viewing

Please contact us on 01323 723 500  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.