



39 Grove Road
Eastbourne, BN21 4TX

£170,000



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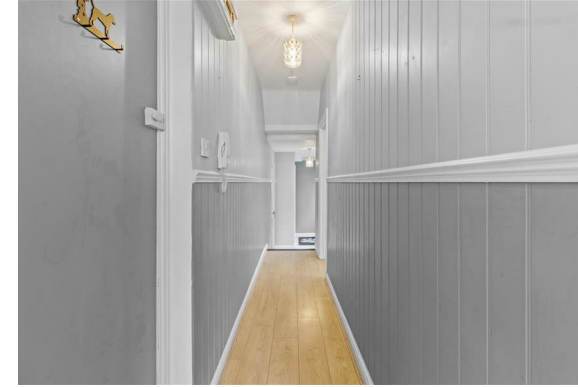
Phil Hall Estate Agents brings to the market this exceptionally spacious and well-presented two-bedroom first floor garden flat, enviably positioned on the ever-convenient Grove Road, within easy walking distance of Eastbourne town centre, seafront and mainline railway station. Offering generous accommodation throughout, high ceilings, a private rear garden and being sold chain free, this attractive apartment would make an ideal first-time purchase, investment opportunity or home for those seeking convenient town centre living with the added benefit of outside space.

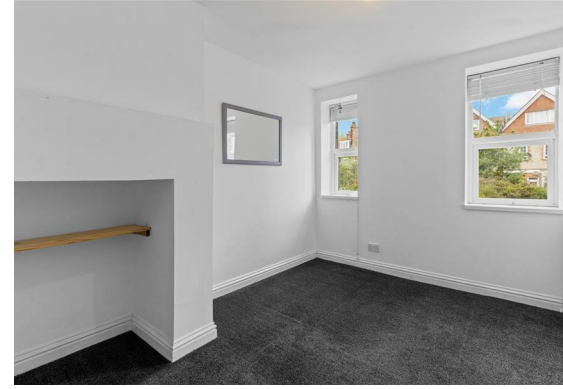
Upon entering the communal entrance hall, stairs rise to the first floor where the private entrance to the apartment can be found. Stepping inside, the welcoming entrance hall immediately sets the tone for the space and natural flow the property has to offer, providing access to all principal rooms.

Positioned to the front of the property is the impressive open plan living room/kitchen, undoubtedly one of the standout features of the apartment. This wonderfully bright and spacious room boasts high ceilings and a large bay window overlooking Grove Road, flooding the space with natural light and enhancing the sense of character and openness. There is ample room for a variety of living and dining furniture, creating a superb social and entertaining area perfectly suited to modern day living. The kitchen area is fitted with a comprehensive range of wall mounted and matching base units with work surfaces over, incorporating a built-in oven and hob, together with designated space for both a washing machine and fridge freezer.

Located to the rear of the property are two well-proportioned bedrooms, both enjoying a peaceful rear-facing aspect, ideal for quieter evenings and restful accommodation.

The modern shower room has been tastefully fitted with a contemporary three-piece suite comprising a shower cubicle, low level WC and wash hand basin, complemented by stylish fittings and finishes.





LOCATION, LOCATION, LOCATION

Grove Road is ideally situated in the heart of Eastbourne, offering the perfect balance of convenience and coastal living. The property is located within a short walk of Eastbourne town centre, where an extensive range of shopping facilities, cafés, restaurants and everyday amenities can be found, including The Beacon shopping centre and a variety of independent retailers.

Eastbourne mainline railway station is also within close proximity, providing direct rail links to London Victoria, Gatwick Airport and Brighton, making the property particularly appealing for commuters and those requiring excellent transport connections. Regular bus services operate throughout the area, offering easy access to surrounding districts and neighbouring coastal towns.

The picturesque Eastbourne seafront and promenade are within comfortable walking distance, providing miles of scenic coastline, beaches and outdoor leisure opportunities. The area is also well served by nearby parks and recreational facilities, including the popular Devonshire Park tennis courts, theatres and sports venues.

Eastbourne itself is renowned for its Victorian charm, vibrant marina and stunning South Downs countryside, with Beachy Head and the South Downs National Park offering beautiful walking routes and panoramic coastal views just a short drive away. The location combines the benefits of town centre accessibility with the relaxed lifestyle associated with one of the South Coast's most desirable seaside towns.

Communal Entrance Hall
Secure entry system and stairs leading to the first floor

Private Entrance Hall

Open Plan Living Room/Kitchen
17'09 x 13'05 into bay (5.41m x 4.09m into bay)

Bedroom One
16'01 x 8'02 max (4.90m x 2.49m max)

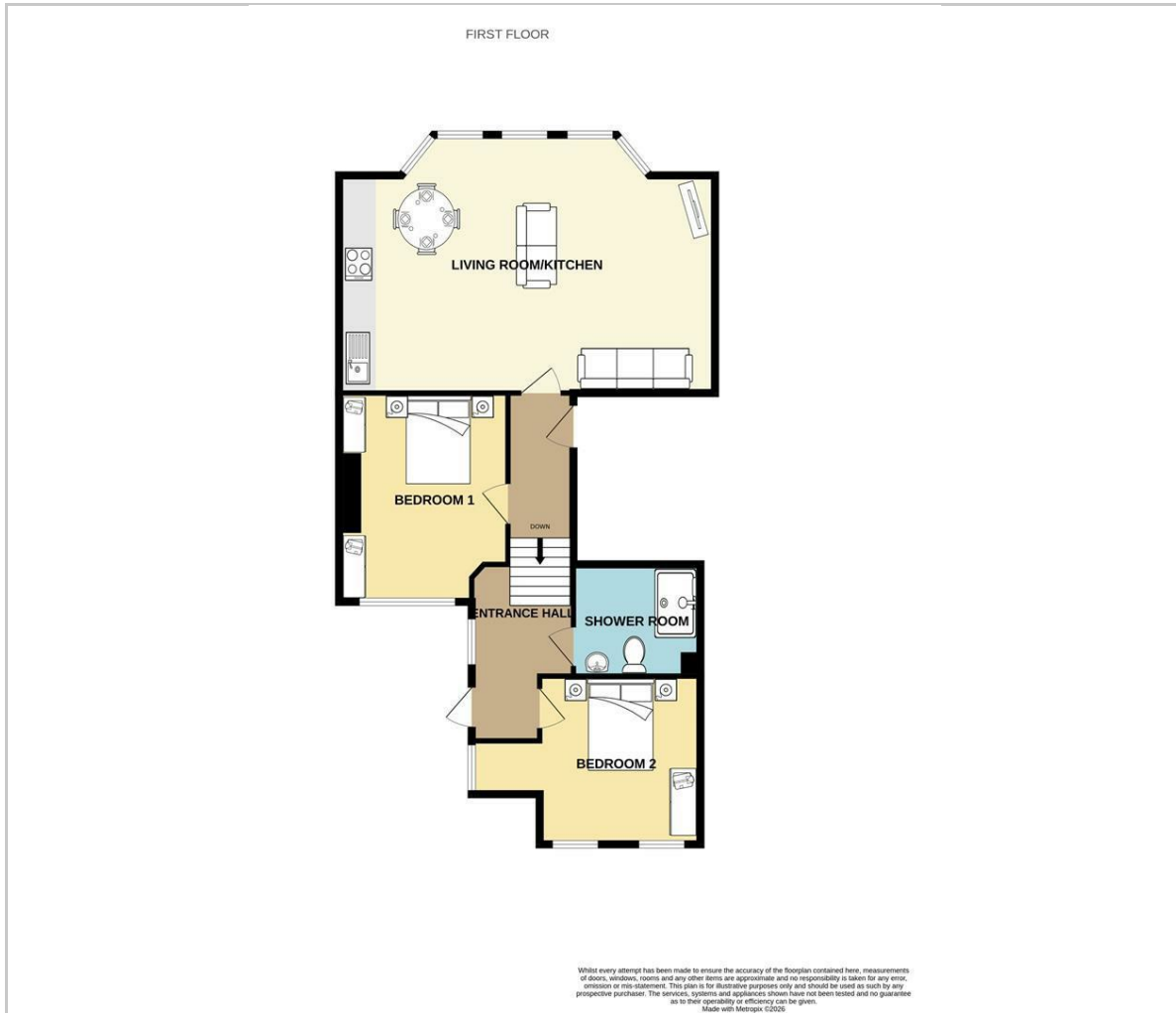
Bedroom Two
11'08 max x 11'08 max (3.56m max x 3.56m max)

Shower Room
6'10 x 5'06 (2.08m x 1.68m)

Outside
A particular feature of this property is the private rear garden, a rarity for apartments so close to the town centre. Accessed directly from the entrance hall, there is an elevated seating area immediately adjoining the property with steps descending to the main section of garden. The garden itself is predominantly laid to artificial lawn and bordered by a variety of established shrubs and planting, creating an attractive outdoor space ideal for relaxing or entertaining during the warmer months. A rear access gate further enhances practicality and convenience.

Lease Information
We have been advised that the property is leasehold and that there is approx 112 years remaining on the lease, service charge £2,000 per annum, and ground rent is £250 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



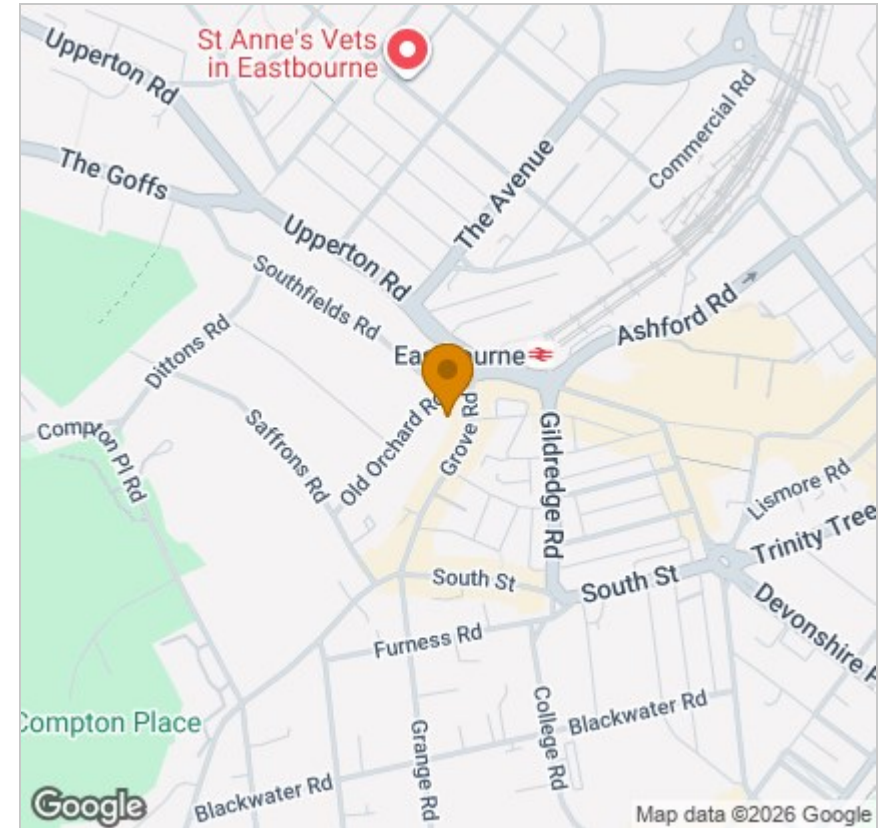
Viewing

Please contact 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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Area Map



Energy Efficiency Graph

