



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Southfields Road, Eastbourne, BN21

Leasehold | Apartment - Studio | 0 Bedrooms

A ground floor studio flat that is set within a characterful building. It is centrally located within walking distance of Eastbourne's town centre and train station. The flat is now in need of modernisation with scope to improve. The accommodation affords studio room, kitchenette, cloakroom and separate shower room. Offered to the market with no onward chain.

FOR SALE
LEASEHOLD
£85,000

Location

Southfields Road is centrally located in Eastbourne's town centre; the train station is within easy walking distance. The locality also offers an array of shops, eateries as well as amenities.

Communal Entrance

A stained glass feature door opens into the communal entrance hallway, where the flat entrance door is located.

Entrance Lobby

Carpet and ceiling light.

Cloakroom 7'1" x 3'9" (2.16 x 1.16)

Toilet, wall hung basin, vinyl flooring and ceiling light.

Studio Room 19'1" x 10'5" (5.82 x 3.20)

The studio room has high ceilings, picture rail and sash windows to the front aspect. Timber framed raised platform which could be used as a sleeping area. Built in cupboards that have hanging rails and drawers. Powerpoints and ceiling light.

Kitchenette 7'6" x 3'9" (2.30 x 1.16)

An archway and hatch open through to the kitchenette. Fitted wall and floor units, stainless steel sink with drainer. Hot water heater. Sash window, partly tiled walls and space for appliances.

Shower Room

A fully tiled space that has an electric shower, set over a shower tray.

Lease Details

Lease length: 999 years from March 1982

Service Charge: £781.06 per half year.

Ground rent: Not applicable

Additional Information

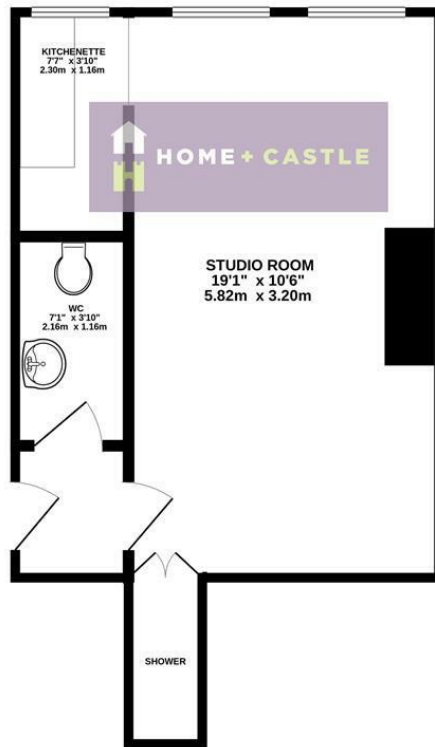
EPC Rating: F

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 280 sq.ft. (26.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		78
	(55-68) D		
	(39-54) E		
	(21-38) F	31	
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.