

Flat 2 41 Langney Road

Eastbourne, BN21 3QD

Guide price £130,000

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Guide Price £130,000 to £140,000

Phil Hall Estate Agents brings to the market this extremely well-presented one bedroom hall floor flat, ideally positioned in a convenient location within walking distance of Eastbourne town centre, mainline railway station, seafront and a wide range of local shops and amenities. Beautifully presented throughout, the property offers bright and well-proportioned accommodation and would make an ideal first-time purchase, investment or seaside home.

Upon entering the building, you are welcomed into a communal entrance hall which serves just two properties, before entering the flat's private entrance hall providing access to each of the rooms.

To the front is the bright and inviting living room, featuring a double glazed window and offering a surprisingly versatile amount of space. The current owners have arranged the room cleverly to comfortably accommodate a sofa alongside a small dining table and chairs, creating an excellent space for both relaxing and dining.

Back from the entrance hall is the modern fitted kitchen, equipped with a range of wall mounted and matching base units with work surfaces over. Integrated appliances include a fridge, freezer, oven and hob with extractor hood above, whilst there is also space and plumbing for a freestanding washing machine. A double glazed window to the rear provides plenty of natural light.

The bedroom is another well-proportioned room, comfortably accommodating a double bed and two wardrobes, whilst the current layout also incorporates a useful desk area, ideal for those working from home.

Completing the accommodation is the modern shower room, fitted with a walk-in shower, close coupled WC and wash hand basin.

With its excellent presentation, practical layout and highly convenient position close to everything Eastbourne has to offer, this delightful flat is ready for its next owner to simply move in and enjoy.





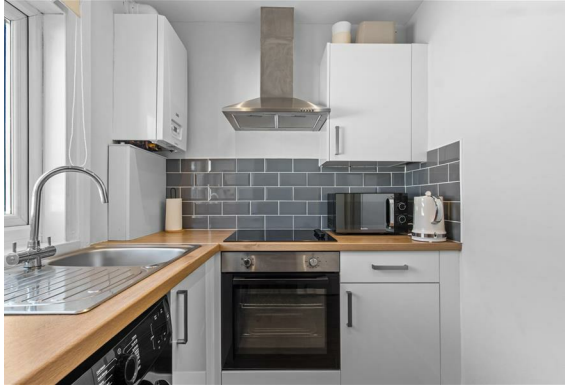


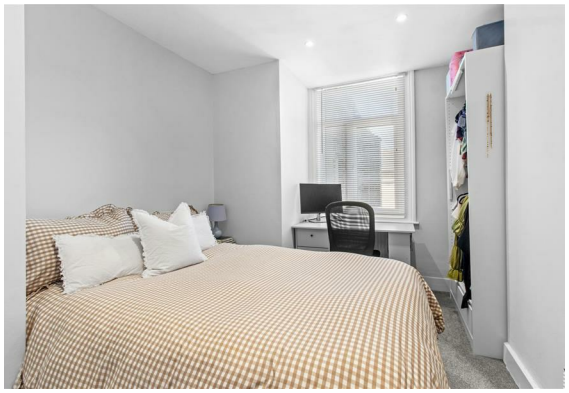


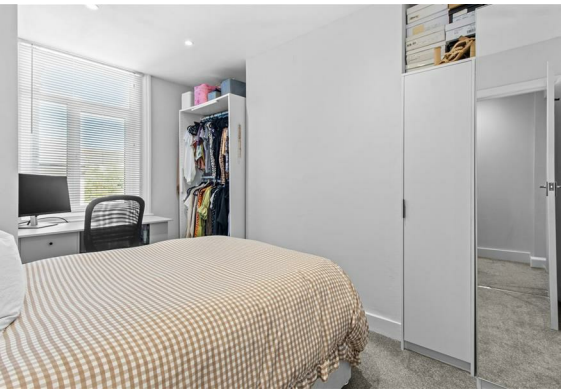
















LOCATION, LOCATION, LOCATION
Situated on Langney Road, this property benefits from a prime location within Eastbourne. It is within easy reach of local amenities, including shops, restaurants, and cafes, offering a convenient lifestyle for its residents. The apartment is also well-served by public transport links, providing easy access to Eastbourne town centre, train station, and surrounding areas. For those who enjoy outdoor activities, Eastbourne's stunning seafront and beautiful parks are just a short distance away.

Communal Entrance Hall

Private Entrance Hall

Living Room
12'01 x 11'09 max (3.68m x 3.58m max)

Kitchen
8'00 x 6'00 (2.44m x 1.83m)

Bedroom
12'05 x 9'09 max (3.78m x 2.97m max)

Shower Room
6'02 x 6'01 (1.88m x 1.85m)

Lease Information
We have been advised that the property is leasehold and that there is approx 106 years remaining on the lease, service charge £1,337.33 per annum, ground rent is £150 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.

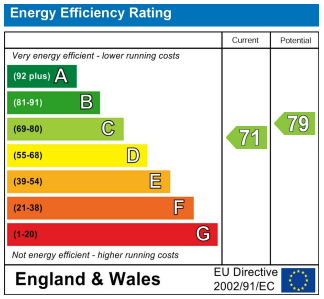
Floor Plan



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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