

Garden Flat, Hampden Court, Wilmington Square, Eastbourne, BN21 4EA

Price £285,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two double bedroom ground floor flat adjacent to Eastbournes picturesque seafront boasting private entrance and secluded private garden. This delightful property has been the subject of much improvement by the current owners in recent years and enjoys bright and spacious accommodation throughout which comprises a private entrance, entrance hall, sitting/dining room with pleasant outlook over Wilmington Square, modern fully fitted kitchen with matching wall and base units, areas of work surface and integral appliances, there is an inner hall with built in storage, two excellent size double bedrooms overlooking the private rear garden, a contemporary shower room/WC in addition to a second WC off the main bedroom. A particular feature is the sunny and secluded rear garden which is private to this property. The current vendor has been successfully using the property as an AirBnB so could serve as an excellent investment opportunity if required. The property is offered to the market chain free and has the benefit of gas central heating. The property is conveniently located just off Eastbourne seafront and close to a number of theatres, cafes and restaurants.

















At a Glance:

- Two bedroom ground floor flat
- Beautifully presented throughout
- Adjacent to Eastbourne seafront and close to theatres, cafes and restaurants
- Modern fully fitted kitchen
- Contemporary shower room WC plus separate WC
- Private entrance
- Private secluded rear garden
- Chain free
- Gas central heating
- Current vendor successfully using as an AirBnB

Accommodation:

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM
18'10" (5.74m) Max x 16'0" (4.88m)

KITCHEN
10'6" (3.2m) x 6'4" (1.93m)

LARGE INNER HALLWAY

BEDROOM 1
12'2" (3.71m) x 11'4" (3.45m)

WC

BEDROOM 2
13'2" (4.01m) x 9'8" (2.95m)

SHOWER ROOM/WC

DOOR FROM INNER HALLWAY LEADING TO:-

PRIVATE REAR GARDEN

LEASE:
Extended in 2017 to run until 2170

MAINTENANCE:
£632 per quarter

SUB-LETTING:
Allowed

PETS:
to be confirmed

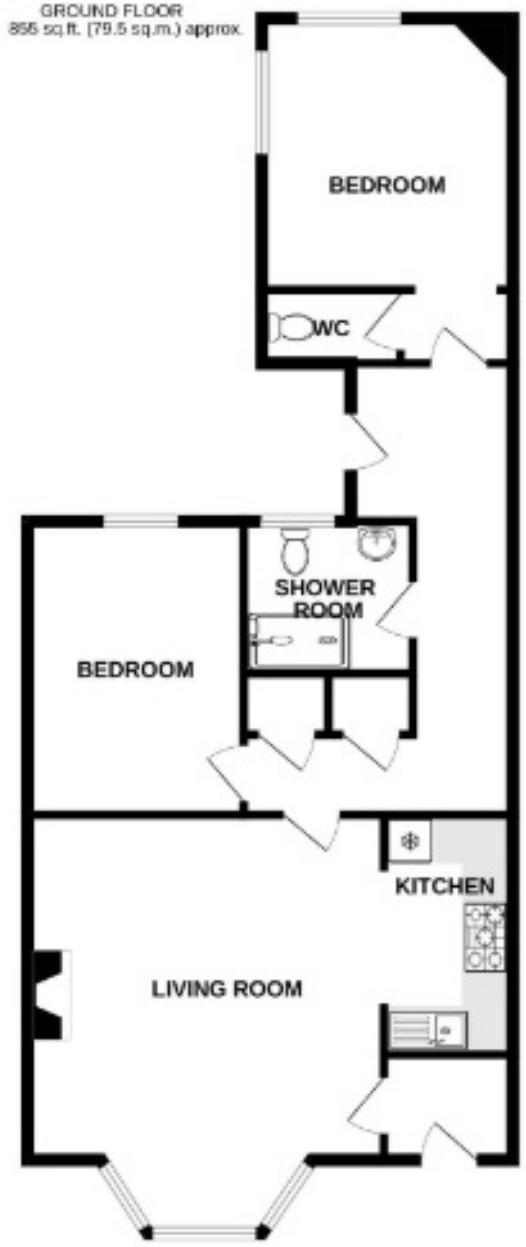
COUNCIL TAX:
Band `B`

EPC:
`D`

(All details concerning the terms of the Lease & outgoings are subject to verification)







Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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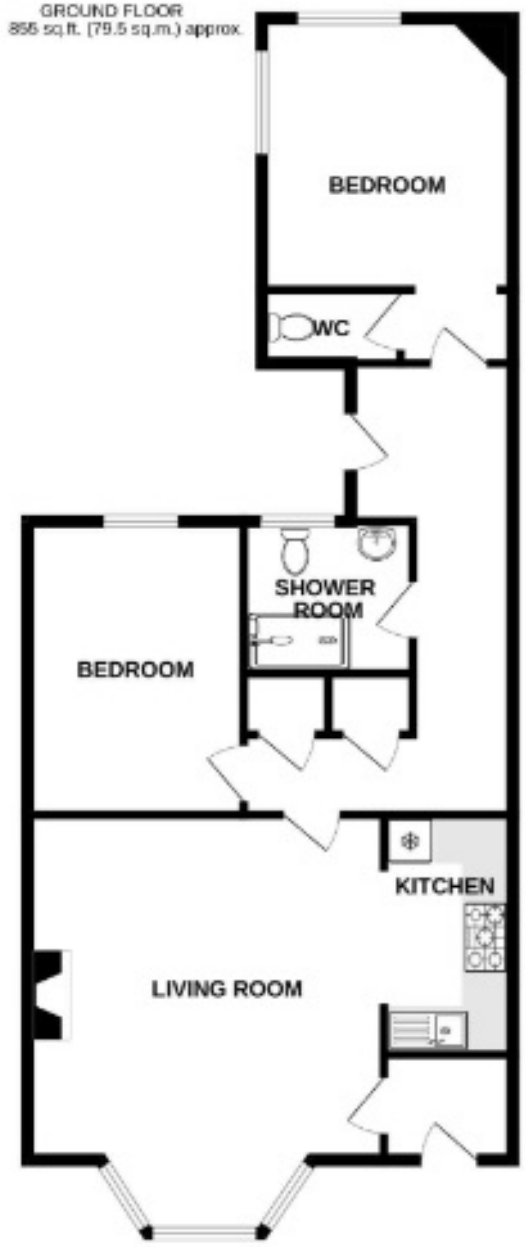
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