



PHIL HALL
ESTATE AGENTS



Top Floor Flat 53 Langney Road
Eastbourne, BN21 3QD

Offers in excess of £145,000



Top Floor Flat 53 Langney Road

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Phil Hall Estate Agents welcomes to the market this well presented apartment in a highly convenient and sought-after location. This charming two-bedroom top floor apartment on Langney Road offers an excellent blend of space, comfort, and accessibility. Just a short walk from Eastbourne's vibrant town centre, mainline train station, and iconic seafront, this well-appointed home is ideal for first-time buyers, buy-to-let investors, or those seeking a coastal retreat with superb local connections.

The apartment is approached via a hall floor communal entrance, shared with just one other property, offering a quiet and secure setting.

As you ascend the stairs, you are welcomed by a split level landing with built in storage cupboard.

A true highlight of the apartment is the spacious and thoughtfully arranged living room. Cleverly laid out to comfortably accommodate both a corner sofa and a dining table with chairs, this inviting space is perfect for both relaxing and entertaining.

The kitchen is well-designed and functional, fitted with a modern range of wall-mounted and base units with work surfaces over, ideal for food preparation and storage. It features a single drainer sink unit, built-in oven and hob, and dedicated spaces for a fridge freezer and washing machine.

Bedroom One is located to the rear of the apartment, offering a peaceful retreat with its quiet outlook and double glazed window. This generously sized room benefits from two built-in wardrobes, providing ample storage without compromising on floor space.

Bedroom Two is accessed directly from the living room and is also front facing. This room makes for a comfortable single bedroom, guest room, or could be easily adapted into a home office or study, depending on your lifestyle needs.

The shower room has been finished to a high standard and features a stylish three-piece suite comprising a corner shower cubicle, wash hand basin with vanity storage, and a close coupled WC.





LOCATION, LOCATION, LOCATION
Langney Road is a prime Eastbourne location, offering an excellent mix of convenience and charm. From your doorstep, you can easily walk to a variety of local amenities including supermarkets, cafes, restaurants, and high-street retailers. The mainline train station provides fast and regular services to London Victoria, Brighton, and Hastings, while Eastbourne's stunning seafront and pier are just a short stroll away—perfect for seaside walks or summer relaxation.

Communal Entrance Hall

Private Hall

Living Room
13'00 x 9'08 (3.96m x 2.95m)

Kitchen
10'04 x 8'00 (3.15m x 2.44m)

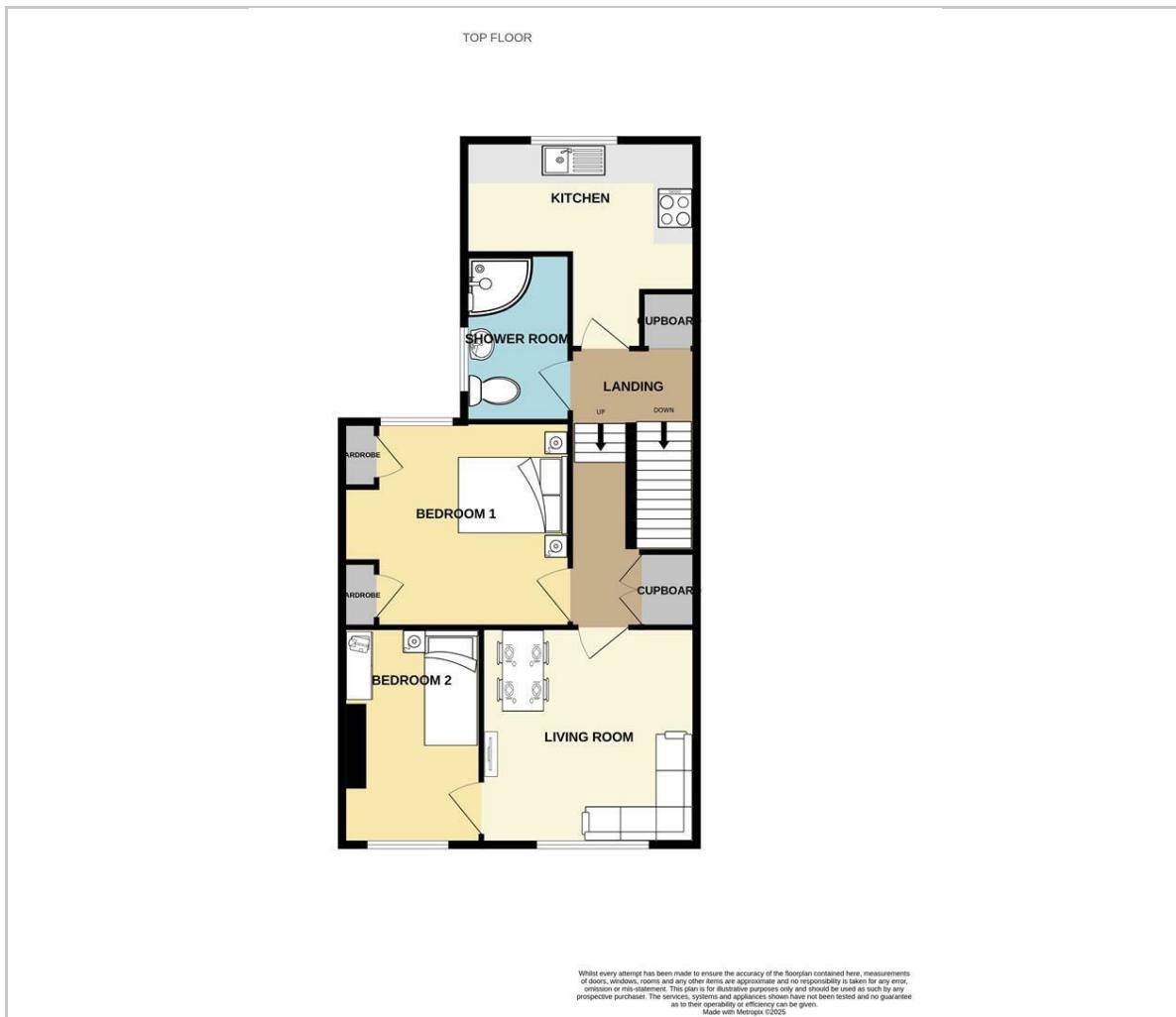
Bedroom One
12'01 x 9'10 (3.68m x 3.00m)

Bedroom Two
12'11 x 6'11 (3.94m x 2.11m)

Shower Room
7'09 x 4'05 (2.36m x 1.35m)

Lease Information
We have been advised that the property is leasehold and there is approx 90 years remaining on the lease, ground rent is £150 per annum, service charge is based on an As and When basis and split between the other flat owners which includes any maintenance, repairs and insurance. . The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

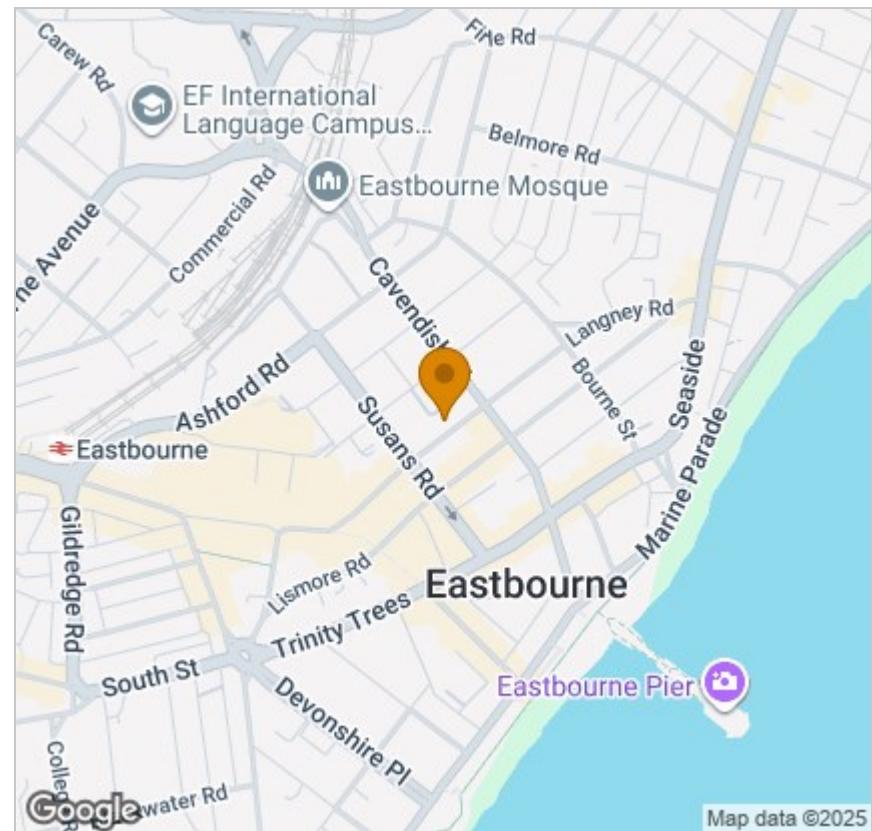
Floor Plan



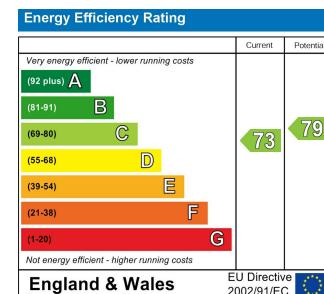
Viewing

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.

Area Map



Energy Efficiency Graph



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