

Flat 3 Heatherleigh 63-66 Royal Parade  
Eastbourne, BN22 7FS

£260,000



## Flat 3 Heatherleigh 63-66 Royal Parade

Eastbourne, BN22 7FS

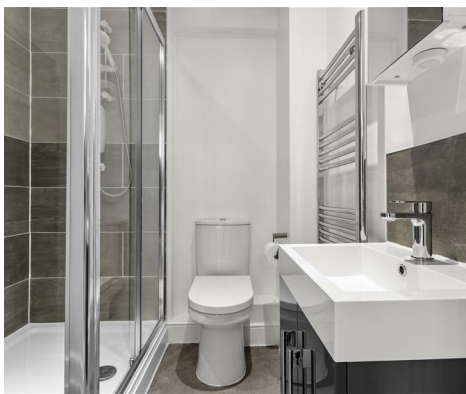
Phil Hall Estate Agents welcomes to the market Heatherleigh, a stunning apartment positioned directly opposite the iconic Eastbourne seafront. This exquisitely presented two-bedroom lower ground floor apartment is part of the prestigious Heatherleigh development, a charming period conversion that seamlessly blends timeless architectural elegance with modern, high-quality finishes. Offering generous living space, a private rear garden, and allocated parking, this impressive home provides the perfect balance of coastal tranquillity and town-centre convenience.

As you approach Heatherleigh, the building immediately conveys a sense of grandeur and care. The communal entrance hall is immaculately maintained, reflecting the pride of ownership within the development. Residents benefit from both stair and lift access to the lower ground floor, ensuring ease of access for all.

Upon entering the apartment, you are welcomed into a bright and spacious entrance hall. The heart of the home is the expansive open-plan living and dining room, a beautifully designed space that combines comfort and practicality. Large windows and glazed doors allow natural light to pour in, while offering direct access to the private rear garden — an ideal space for relaxing or entertaining. Whether you're hosting guests or enjoying a quiet evening in, this versatile space adapts perfectly to your lifestyle.

Adjacent to the living area is the modern fitted kitchen, designed with both functionality and aesthetics in mind. It features a stylish range of matching wall and base units, complemented by high-spec integrated appliances, including a fridge, freezer, double oven, induction hob with extractor hood, dishwasher, and washing machine. The layout ensures plenty of preparation space, ideal for those who enjoy cooking or entertaining at home.

There are two generously proportioned double bedrooms, each offering their own unique appeal, along with a modern ensuite shower room and a separate bathroom.





## LOCATION, LOCATION, LOCATION

Set along the prestigious Royal Parade, this property enjoys one of Eastbourne's most desirable seafront positions. Just moments from the beach and promenade, residents can enjoy scenic coastal walks, stunning sea views, and easy access to all the town has to offer. Eastbourne's vibrant town centre, with its array of shops, restaurants, and entertainment venues, is within easy walking distance, as is the mainline train station, offering direct links to London and Brighton. Nearby, the picturesque Meads Village and the rolling South Downs National Park provide endless opportunities for outdoor leisure, making this an ideal location for both relaxation and convenience.

## Communal Entrance Hall

Secure entry phone system, with stairs or/and lift leading to the lower ground floor

## Private Entrance

## Entrance Hall

## Living Room/Dining Room

14'10 x 13'10 (4.52m x 4.22m)

## Kitchen

9'07 x 8'01 (2.92m x 2.46m)

## Bedroom One

13'04 x 7'03 (4.06m x 2.21m)

## Ensuite Shower Room

6'02 x 5'06 (1.88m x 1.68m)

## Bedroom Two

12'09 x 8'00 (3.89m x 2.44m)

## Bathroom

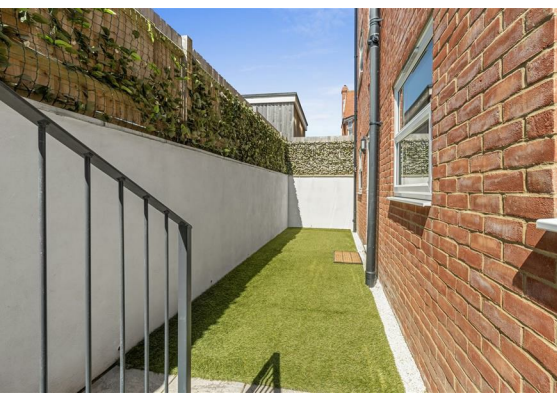
5'07 x 5'06 (1.70m x 1.68m)

## Outside

Outside, the private rear garden is a rare and highly desirable feature for a property of this nature. Thoughtfully landscaped with low-maintenance astroturf and a paved patio area, it provides the perfect setting for morning coffee, outdoor dining, or simply soaking up the sea air. Steps lead directly from the garden to the allocated off-road parking space, offering a private entrance into the property and practical convenience rarely found in such a prime location.

## Lease Information

We have been advised that the property is leasehold and that there is approx 996 years remaining on the lease, service charge £1500 per annum, peppercorn ground rent and approx 6 years remaining on the NHBC. 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



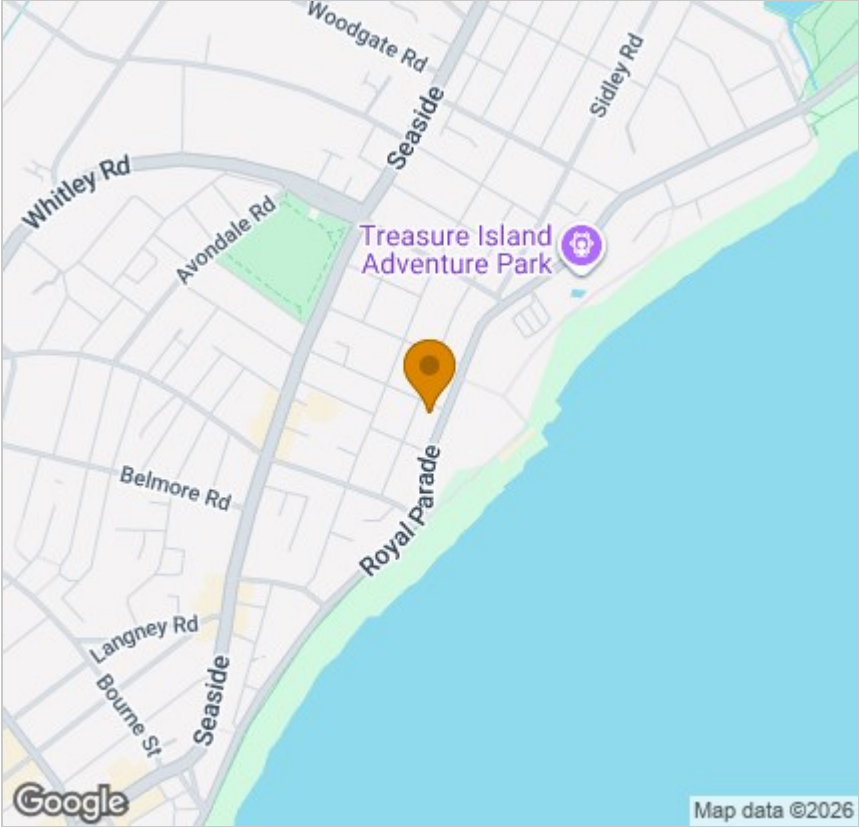
Viewing

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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

