



OAKFIELD



Burlington Place, Eastbourne, BN21 4FF

Offers In Excess Of £270,000



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Set within the prestigious Burlington Place, this beautifully presented brand-new two-bedroom lower ground floor apartment offers an exceptional opportunity to enjoy modern coastal living with the rare addition of a private rear patio. Thoughtfully converted from an original building, the property seamlessly blends character features with a contemporary specification and stylish finish throughout.

Perfectly positioned just moments from Eastbourne's iconic seafront, the apartment is ideally located to enjoy the very best of coastal living. A wide range of cafés, restaurants, independent shops, and everyday amenities are all within easy walking distance, while the beautiful coastline and scenic routes of the South Downs National Park are close by. Eastbourne railway station is also conveniently located, providing excellent connections to Brighton, London, Gatwick Airport, and destinations across Sussex.

Located on the lower ground floor, the apartment is accessed via an attractive communal entrance and offers well-planned accommodation throughout. The impressive open-plan lounge/kitchen/dining room provides the heart of the home, creating a bright and versatile living space perfect for both relaxing and entertaining. The contemporary fitted kitchen features sleek cabinetry, Lamona integrated appliances, and high-quality finishes, complemented by elegant herringbone flooring.

The property benefits from two well-proportioned bedrooms, with the modern bathroom finished to a high standard and featuring a stylish suite with striking black sanitaryware, adding a luxurious touch to the apartment.

A particular highlight is the private rear patio, providing a rare outdoor space ideal for enjoying fresh air, entertaining guests, or creating a peaceful retreat away from the hustle and bustle of everyday life.





Kitchen/Living/Dining Room
19'5" x 11'1" (5.92m x 3.38m)

Bedroom One
19'5" x 7'5" (5.92m x 2.26m)

Bedroom Two
9'0" x 7 (2.74m x 2.13m)

Shower Room
9'9" x 4'1" (2.97m x 1.24m)

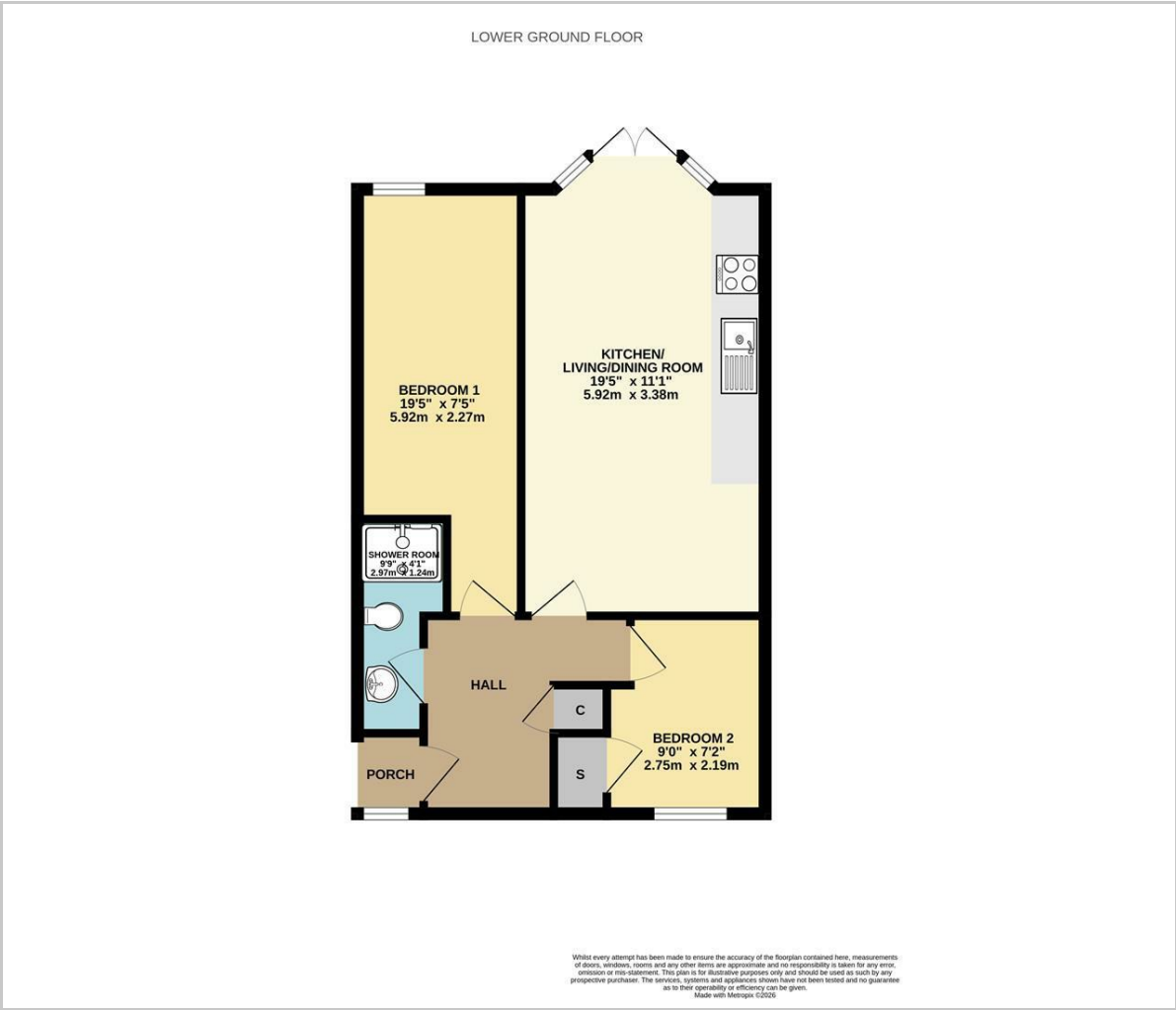
Council Tax Band B - £2,064.44 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has 997 years remaining. The service charge for January 2026 to December 2026 is £1,354.45. 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

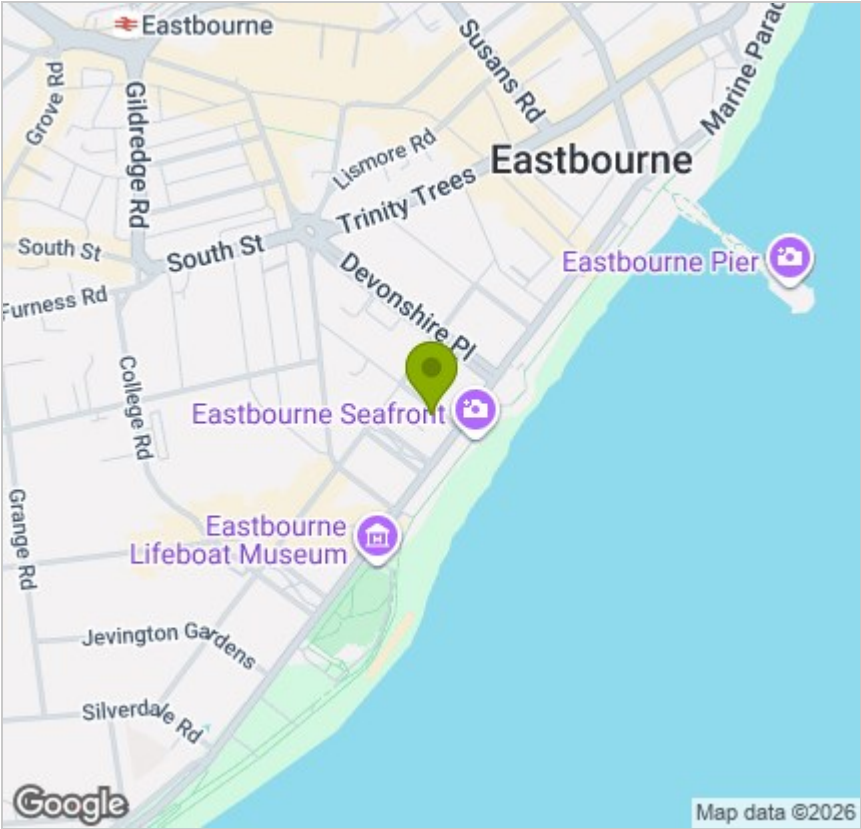


Viewing

Please contact us on 01323 723 500 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.

Area Map



Energy Efficiency Graph

