



**Rushlake Crescent, Eastbourne BN21 2QL**

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## Rushlake Crescent, Eastbourne

A modern two-bedroom purpose-built flat near Eastbourne town centre offers a blend of convenience and contemporary living. Situated in a well-maintained building, this flat is strategically located close to a hospital and various shops, ensuring essential amenities are just a short walk away.



## Communal Entrance

### Entrance Hall

Cupboards.

### Lounge

14' x 12' 2" ( 4.27m x 3.71m )

Double glazed window. Radiator.

### Kitchen

10' 5" x 6' 3" ( 3.17m x 1.91m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and gas hob. Space for fridge / freezer. Boiler. Double glazed window.

### Bedroom 1

14' max x 9' 11" max ( 4.27m max x 3.02m max )

Double glazed window. Paneled walls. Built in wardrobe. Radiator.

### Bedroom 2

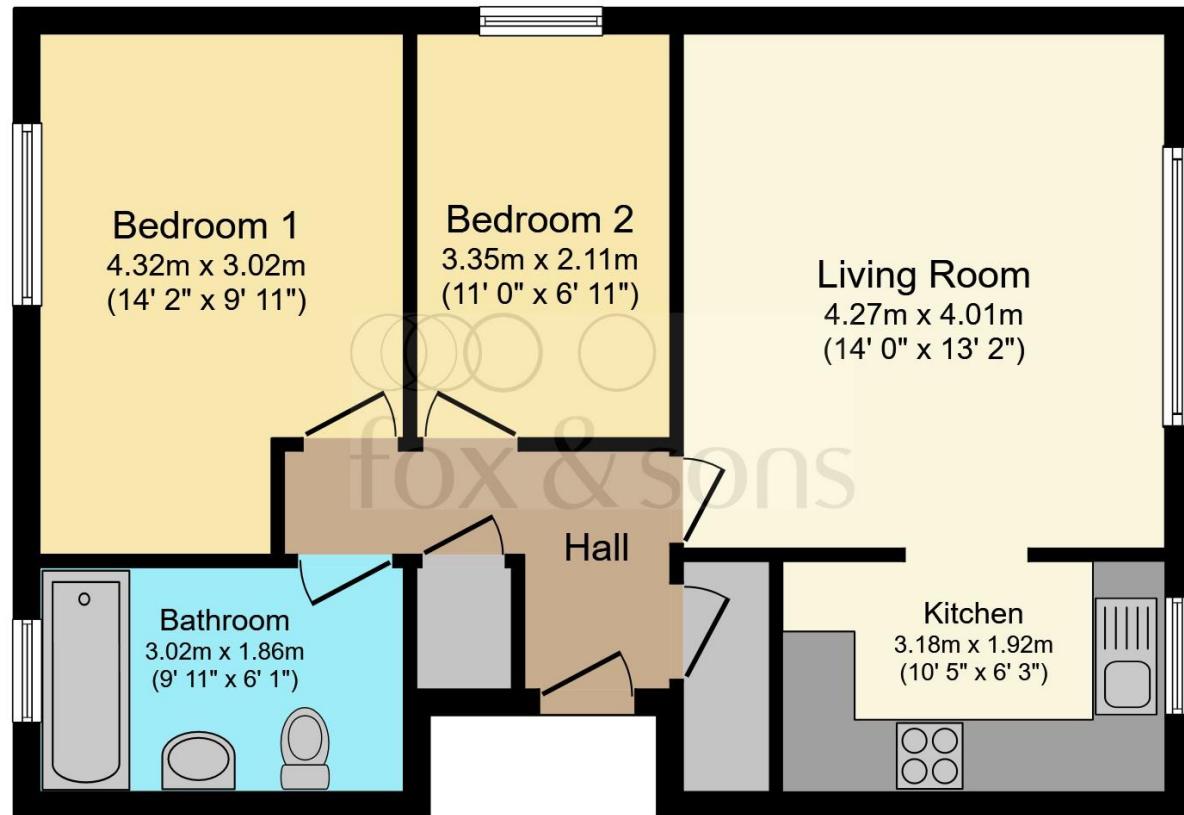
11' x 6' 11" ( 3.35m x 2.11m )

Double glazed window. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.

Double glazed window.



Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Rushlake Crescent, Eastbourne

- GARAGE
- \*\*\* GUIDE PRICE £190,000 - £200,000 \*\*\*
- MODERN KITCHEN AND BATHROOM
- SHARE OF FREEHOLD
- CLOSE TO SHOPS, HOSPITAL AND BUS ROUTES

Tenure: Leasehold EPC Rating: C

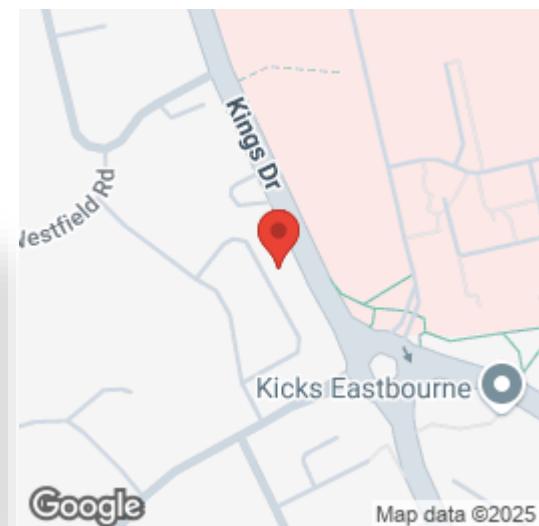
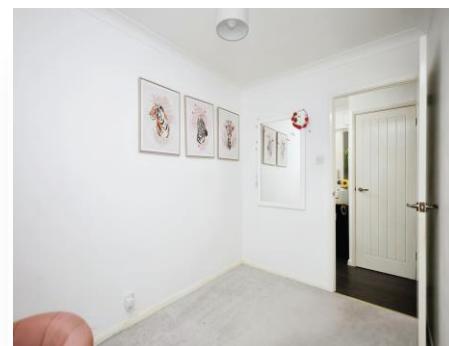
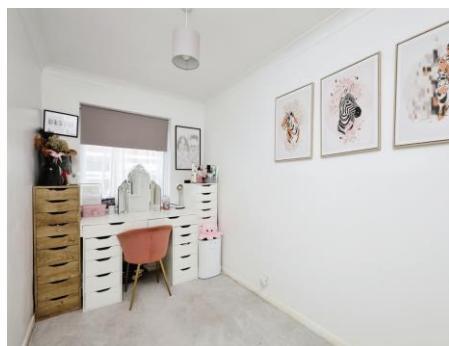
Council Tax Band: A Service Charge: 1625.52

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 26 Jun 1980.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£190,000 - £200,000**



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Property Ref:

EBN118989 - 0005



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