



BROOK GAMBLE



Flat 9 Devonshire Mansions 54 Grand Parade, Eastbourne, BN21 4DG

£275,000

Located on Eastbourne seafront, this immaculately presented two-bedroom purpose-built first floor apartment offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxation and entertaining, while the well-appointed master bedroom features ensuite facilities, ensuring a private retreat for its occupants. The second bedroom is equally inviting, making it ideal for guests or as a home office. With two bathrooms in total, morning routines are made effortless, catering to the needs of modern living. One of the standout features of this property is the underground car parking space, providing secure and convenient access to your vehicle, a rare find in such a prime location.

Living on Grand Parade means you are just moments away from the stunning beach and vibrant promenade, offering a variety of shops, cafes, and leisure activities right at your doorstep. This apartment is not just a home; it is a lifestyle choice, perfect for those seeking a coastal retreat with all the amenities of town living.

Accommodation Comprising

Communal entrance
Video entry phone

Communal hallway
Stairs or lift rising to 1st floor

Main entrance door
Hallway, cupboard housing hot water cylinder, coving to ceiling, recessed spotlighting, video entry system.

Kitchen
Fitted in a range of wall and floor cupboards and base units, with a 1 1/2 bowl sink unit and mixer tap, inset four ring electric hob with extractor hood above, built-in electric oven with microwave oven above, space and plumbing for washing machine, fitted dishwasher, coving to ceiling, recessed spotlighting, double glazed window to rear aspect.

Family bathroom
Comprising white suite with mixer tap and shower attachment, and riser rail, low-level WC, wash hand basin, tiled flooring with underfloor heating, recessed spot lighting, electric shaver point, part tiled walls.

Bedroom two
Underfloor heating, coving to ceiling, double glazed window to rear aspect.

Main bedroom with ensuite
Underfloor heating controls, coving to ceiling, built-in wardrobes with sliding mirror doors, double glazed window to front aspect.

Ensuite shower room
Comprising walk-in shower cubicle, low-level WC, wash hand basin, heated towel ladder, recessed spotlighting, extractor fan unit, tiled splashback, tiled flooring.

Lounge
Coving to ceiling, underfloor heating controls, double glazed windows to front aspect, double glazed door leading onto sun balcony. BT point, television aerial point.

Underground parking space
Allocated bay with secure parking.

Communal Courtyard

Further Information

We are advised by the sellers of the following.

Lease 978 years remaining

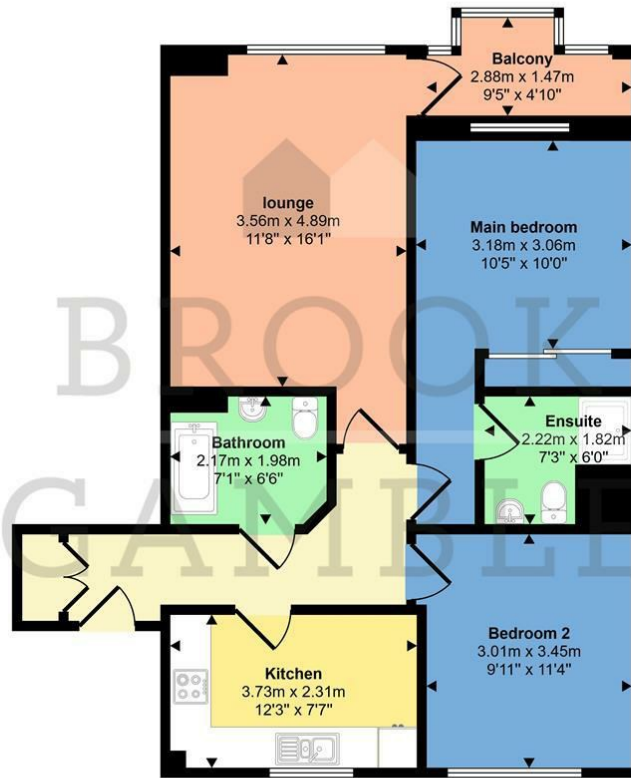
Maintenance £4,200.04

Ground Rent £200 per annum

Council Tax E

Floor Plan

Approx Gross Internal Area
71 sq m / 766 sq ft



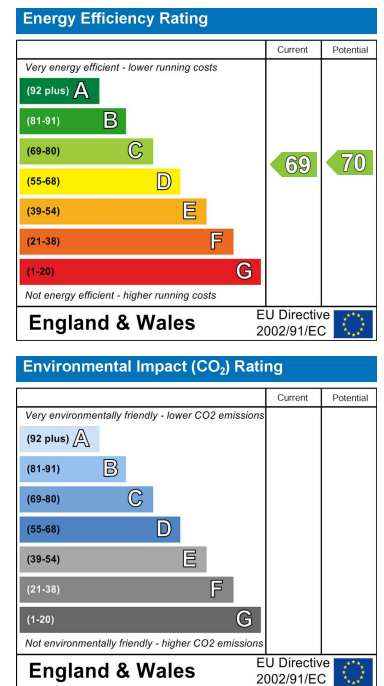
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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