



## Flat 9, Egerton House Buxton Road, Eastbourne

Guide Price £180,000



## Flat 9

Egerton House Buxton Road, Eastbourne

Refurbished 1-bed Meads apartment with lift, garage, storage, modern kitchen, stylish bathroom, communal gardens, share of freehold, near shops and seafront. Approx 48 sqm. Immaculate throughout.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- One Bedroom Purpose Built Apartment
- Sought after Meads
- Share of Freehold
- Communal Entrance Lobby with Passenger Lift
- Well Designed with a Scandinavian Feel
- Garage and Further Storage Room
- Refurbished including Double Glazed Windows and Gas Fired Boiler
- Ideal First Time Buy or "Pied a Terre"
- Communal Gardens
- Meads Village Shops, Cafes and Restaurants and the Seafront are both within Close Proximity



### Entrance Looby

The building is equipped with a door Entryphone system and a passenger lift that provides access to all floors, along with stairs leading to the upper levels. At the rear, an internal door opens to unveil...

### Private Storage Room

5' 8" x 3' 2" (1.72m x 0.96m)

With electric Power and light.

### Hallway

With a spacious built-in double cupboard. A door opens from there, providing easy access to the next area.

### Lounge and Dining Room

18' 9" x 9' 11" (5.72m x 3.02m)

Step into a generous living area that captivates with its side aspect double-glazed picture window, flooding the space with natural light and offering a glimpse of the outside world. The innovative double-glazed windows come equipped with sleek sliding blinds, providing both privacy and convenience at your fingertips. To enhance functionality and style, a thoughtfully designed fitted shelving unit provides ample space for books, decorative items, and personal touches, making this living area not just spacious but truly inviting and well-organised.





### **Kitchen**

9' 5" x 5' 3" (2.86m x 1.60m)

This kitchen perfectly combines sleek style and functional design to maximize space. Featuring modern white gloss, handleless wall and base units, it creates a clean and contemporary look. The worktop includes a Bosch electric induction hob with an extractor fan, alongside a white composite sink unit with a drainer and stylish mixer tap. An integrated Bosch fridge with an internal freezer and a mid-level oven adds convenience, while elegant tiled splashbacks and durable flooring enhance the design. The wall-mounted Worcester gas-fired boiler is neatly integrated, and a double-glazed window invites natural light.

### **Bedroom**

8' 6" x 8' 11" (2.58m x 2.71m)

A spacious built-in cupboard provides ample storage, complemented by a door that opens into the next area. Sunlight filters through the rear aspect double-glazed window, illuminating the room, while a radiator quietly ensures a warm and inviting atmosphere.

### **En-suite Shower Room**

Step into a beautifully designed modern shower room, featuring a rear aspect opaque double-glazed window that floods the space with light while ensuring privacy. The luxurious shower enclosure boasts a rain effect showerhead and a separate handheld wand for a versatile showering experience. An elegant floating wash basin with vanity drawers below adds a contemporary touch, while vanity shelves provide convenient storage. A tall feature radiator enhances warmth and style, and the fully tiled walls and flooring create a polished, cohesive look, making this shower room both chic and functional.





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