



Flat 1 The Lawns Roselands Avenue  
Eastbourne, BN22 8NT

£170,000



# Flat 1 The Lawns Roselands Avenue

Eastbourne, BN22 8NT

Phil Hall Estate Agents brings to the market this spacious two double bedroom split-level maisonette, enviably positioned within the popular Roselands area of Eastbourne. Offering its own private entrance, well-proportioned accommodation throughout and the added benefit of being chain free, this property presents an excellent opportunity for buyers seeking a home with potential, within comfortable walking distance of local shops, bus routes, the seafront and a range of everyday amenities.

Upon entering the property via your own private front door, you are welcomed into a generous entrance hall which sets the tone for the space on offer. From here, there is access to the ground floor accommodation as well as stairs rising to the first floor. The living room is positioned to the front of the property and immediately impresses with its size and natural light. A large double glazed window floods the room with sunlight, creating a bright and inviting living space ideal for both relaxing and entertaining.

Located to the rear of the property is the kitchen/dining room, which enjoys a pleasant outlook over the communal gardens. The kitchen is currently fitted with a range of wall and base units and offers space for freestanding appliances. There is ample room for a dining table, making it a practical and sociable area within the home. Whilst functional in its current condition, the space offers fantastic scope for modernisation and redesign to suit individual tastes.

The first floor accommodation continues to impress, with two well-proportioned bedrooms. The principal bedroom provides a comfortable and relaxing retreat, while the second bedroom benefits from two built-in double wardrobes, offering excellent storage solutions. The bathroom is fitted with a two-piece suite, complemented by a separate cloakroom, adding convenience for everyday living. Both rooms are presented in clean and tidy order, though there is clear potential for cosmetic updating.





#### LOCATION, LOCATION, LOCATION

The property is ideally situated in the popular and well-established Roselands area of Eastbourne, a location highly regarded for its convenience and community feel. Roselands offers a range of local shops and everyday amenities within easy walking distance, making it a practical choice for day-to-day living. Excellent bus routes are also close by, providing regular and reliable links into Eastbourne town centre and surrounding areas.

Eastbourne's picturesque seafront is within comfortable reach, offering miles of scenic coastline, promenades and access to the renowned beaches, perfect for leisurely walks and outdoor enjoyment. The area is also well served by a selection of parks and open green spaces, contributing to its relaxed and residential appeal.

For a wider range of shopping, dining and leisure facilities, Eastbourne town centre is easily accessible, featuring high street retailers, independent boutiques, restaurants and cafés, as well as the mainline railway station providing direct links to London and beyond.

Roselands is also popular with a variety of buyers due to its proximity to well-regarded schools and its balanced mix of residential tranquillity and accessibility. Overall, the location offers a fantastic combination of convenience, coastal living and community atmosphere, making it a highly desirable place to call home.

#### Entrance Hall

#### Living Room

15'05 max x 11'11 (4.70m max x 3.63m)

#### Kitchen/Dining Room

14'04 x 6'02 (4.37m x 1.88m)

#### First Floor Landing

#### Bedroom One

11'11 x 11'02 (3.63m x 3.40m)

#### Bedroom Two

11'11 x 9'01 (3.63m x 2.77m)

#### Bathroom

6'02 max x 5'00 (1.88m max x 1.52m)

#### Cloakroom

6'01 x 2'09 (1.85m x 0.84m)

#### Outside

Externally, the property benefits from well-maintained communal gardens, predominantly laid to lawn and thoughtfully divided into sections surrounding the building, providing pleasant outdoor space for residents to enjoy. In addition, there is a secure brick-built storage shed, ideal for bikes or additional storage needs.

#### Lease Information

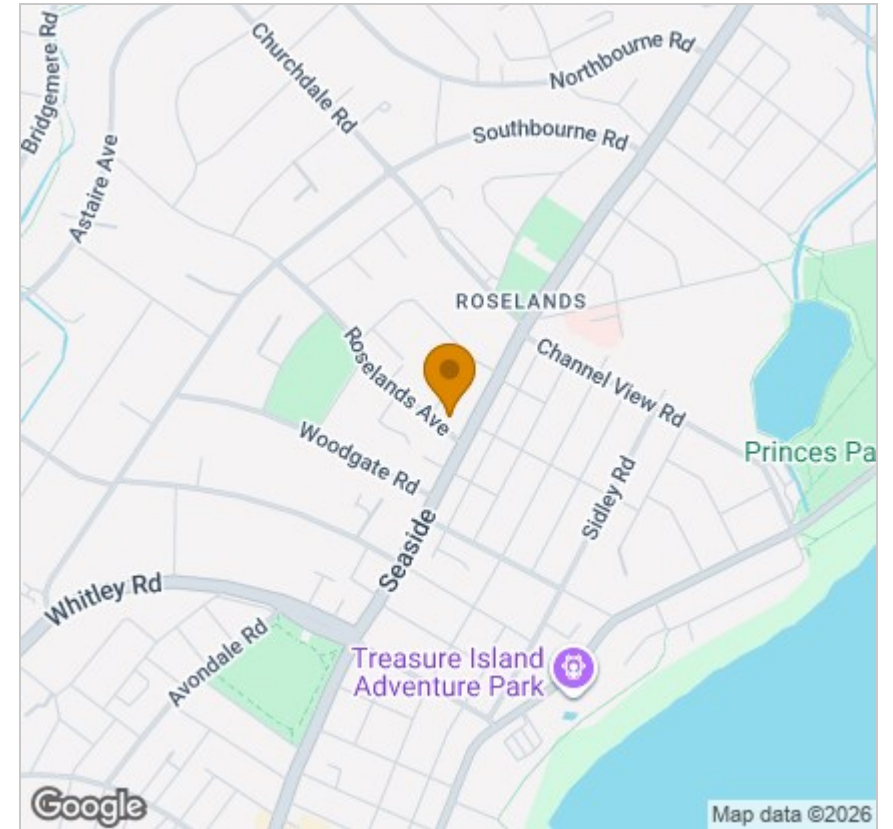
We have been advised that the property is leasehold and there is approx 126 years remaining on the lease, service charge £1,436 per annum, whilst the ground rent is approx £45.20 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



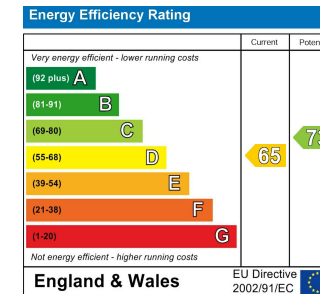
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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