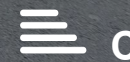




Flat 3 26 Cornfield Road
Eastbourne, BN21 4QH

£130,000



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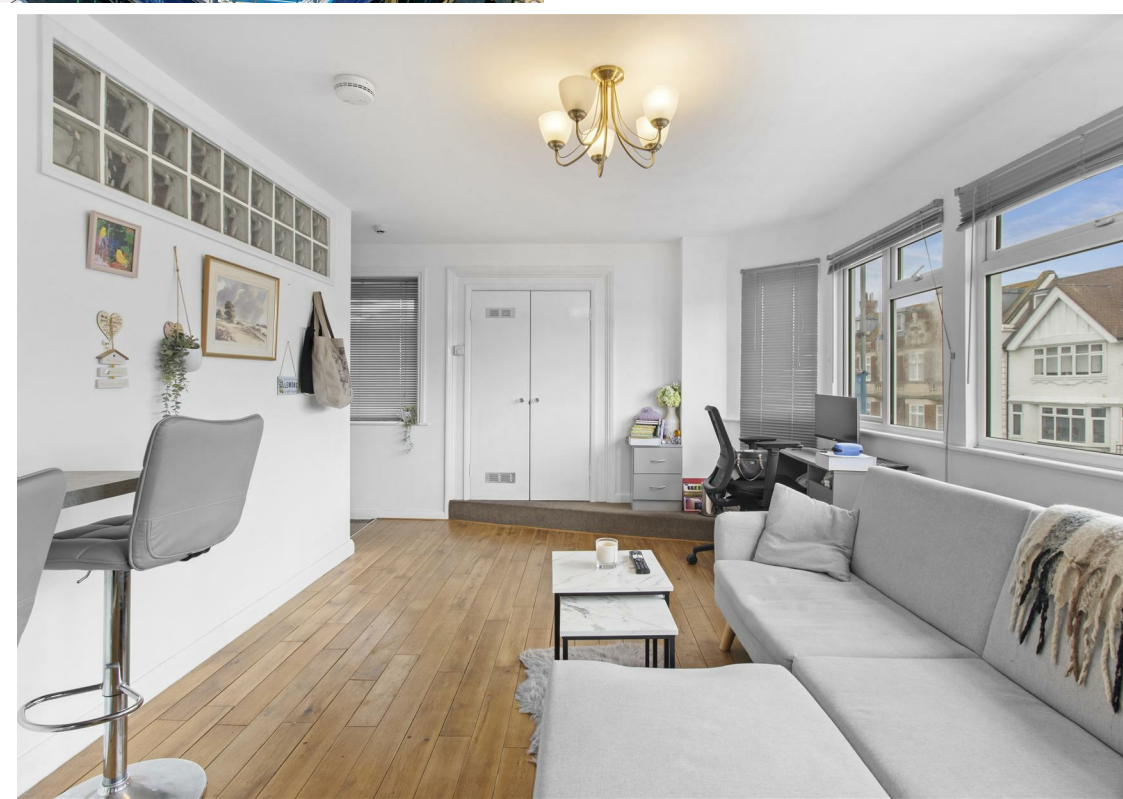
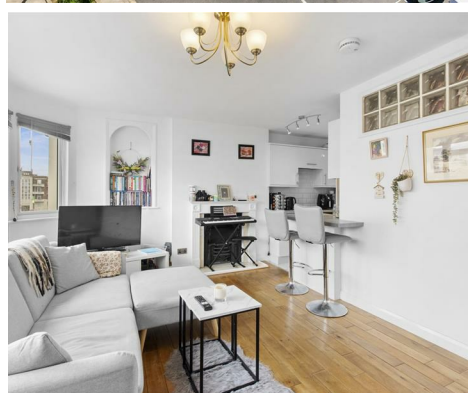
Phil Hall Estate Agents brings to the market this well-presented and deceptively spacious top floor flat, enviably positioned within the heart of Eastbourne town centre. Ideally located within a short walk of Eastbourne train station, the picturesque seafront, and an excellent range of shops, cafes and local amenities, this attractive property offers a fantastic opportunity for first-time buyers, investors, or those seeking a conveniently located coastal home. Offered to the market chain free, the property is ready for immediate occupation and viewing is highly recommended.

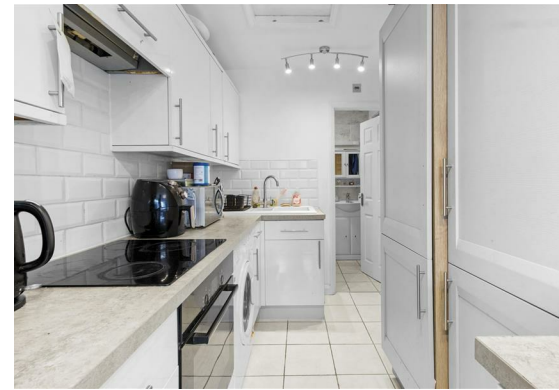
Leading into the communal area, stairs rise to the second floor where the flat is situated. Upon entering, you are welcomed by a practical entrance hall which offers the perfect space for coats and shoes before leading into the main accommodation.

The bright and airy living room is a particular feature of the property, benefitting from a bay window to the front aspect which allows an abundance of natural light to flood the room. The well-proportioned living area provides ample space for both lounge and dining furniture, creating a comfortable and sociable environment. A useful breakfast bar subtly separates the living space from the kitchen, ideal for casual dining or entertaining guests.

The kitchen has been thoughtfully fitted with a range of matching wall-mounted and base units complemented by work surfaces over, providing ample storage and preparation space. Integrated appliances include a built-in oven, hob and fridge freezer, whilst additional space has been provided for a washing machine, making the kitchen both practical and functional for everyday living.

The bedroom is positioned off the entrance hall, creating a peaceful and private retreat, whilst the bathroom is off the kitchen and fitted with a three piece white suite comprising of a panelled enclosed bath, wc and wash hand basin.





LOCATION, LOCATION, LOCATION

The property is situated in a highly convenient and sought-after position within the centre of Eastbourne, offering excellent access to everything the town has to offer. Positioned within easy walking distance of Eastbourne train station, the location is ideal for commuters, providing direct links to London and surrounding coastal towns, while also being perfectly suited to those seeking a central, low-maintenance lifestyle.

Residents benefit from immediate access to a wide range of amenities including supermarkets, independent shops, cafés, restaurants, and leisure facilities, all located close by in the town centre. The nearby Arndale Shopping Centre and surrounding retail streets provide a comprehensive selection of shopping options, while the vibrant cultural scene, including the Devonshire Quarter and local theatres, adds to the area's appeal.

One of the standout features of this location is its proximity to the seafront and promenade, which is just a short stroll away. Here, residents can enjoy the iconic Victorian pier, well-maintained beaches, and scenic coastal walks along the South Downs coastline.

Eastbourne itself is renowned for its blend of seaside charm and practical town living, making it particularly popular with both professionals and retirees. Excellent public transport links, well-regarded schools, and easy road access to the A27 further enhance the convenience of this central setting.

Overall, this is a prime town centre location that combines coastal living with urban convenience, making it an attractive choice for a wide range of buyers.

Communal Entrance Hall

Stairs lead to the second floor

Entrance Area

Living Room

17'04 x 11'00

Kitchen/Breakfast Room

8'11 x 9'10

Bedroom

11'02 x 7'02

Bathroom

7'02 x 4'10

Lease Information

We have been advised that there is approx 126 years remaining on the lease, service charge and ground rent is £1200 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



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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
 Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

