

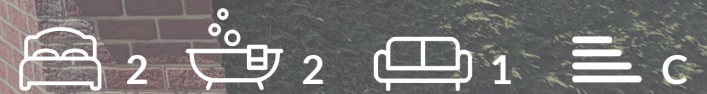


OAKFIELD



Devonshire Place, Eastbourne, BN21 4BZ

Asking Price £375,000



## Devonshire Place, Eastbourne, BN21 4BZ

Set within one of Eastbourne's most sought after central locations and just moments from the seafront, this beautifully presented ground floor apartment forms part of the highly regarded and exceptionally well maintained Garden Court development on Devonshire Place.

Boasting an abundance of charm and character throughout, the property benefits from impressive room proportions, elegant period features and a wonderful sense of natural light. The spacious bay fronted living room provides an excellent entertaining space and flows seamlessly into the recently fitted contemporary kitchen, which offers ample storage alongside integrated appliances.

The apartment comprises two generous double bedrooms, both enjoying the rare advantage of modern en-suite bathrooms, whilst a separate WC is conveniently positioned off the entrance hall. The en-suites and cloakroom have all been tastefully refurbished to a high standard, creating a stylish and turnkey finish throughout.

Further benefits include gated allocated off road parking, share of freehold and an enviable position within easy walking distance of Eastbourne town centre, the beachfront, theatres, restaurants and mainline railway station.

An exceptional period apartment in a prime coastal location, ideal as a main residence, second home or investment opportunity.





### Living Room

21'0" x 15'1" (6.40m x 4.60m)

### Kitchen

14'6" x 13'5" (4.42m x 4.09m)

### Bedroom One

14'3" x 14'2" (4.34m x 4.32m)

### En-Suite

8'10" x 4'6" (2.69m x 1.37m)

### WC

6'11" x 4'4" (2.11 x 1.33)

### Bedroom Two

14'11" x 8'9" (4.55m x 2.67m)

### En-Suite

9'1" x 3'10" (2.77m x 1.17m)

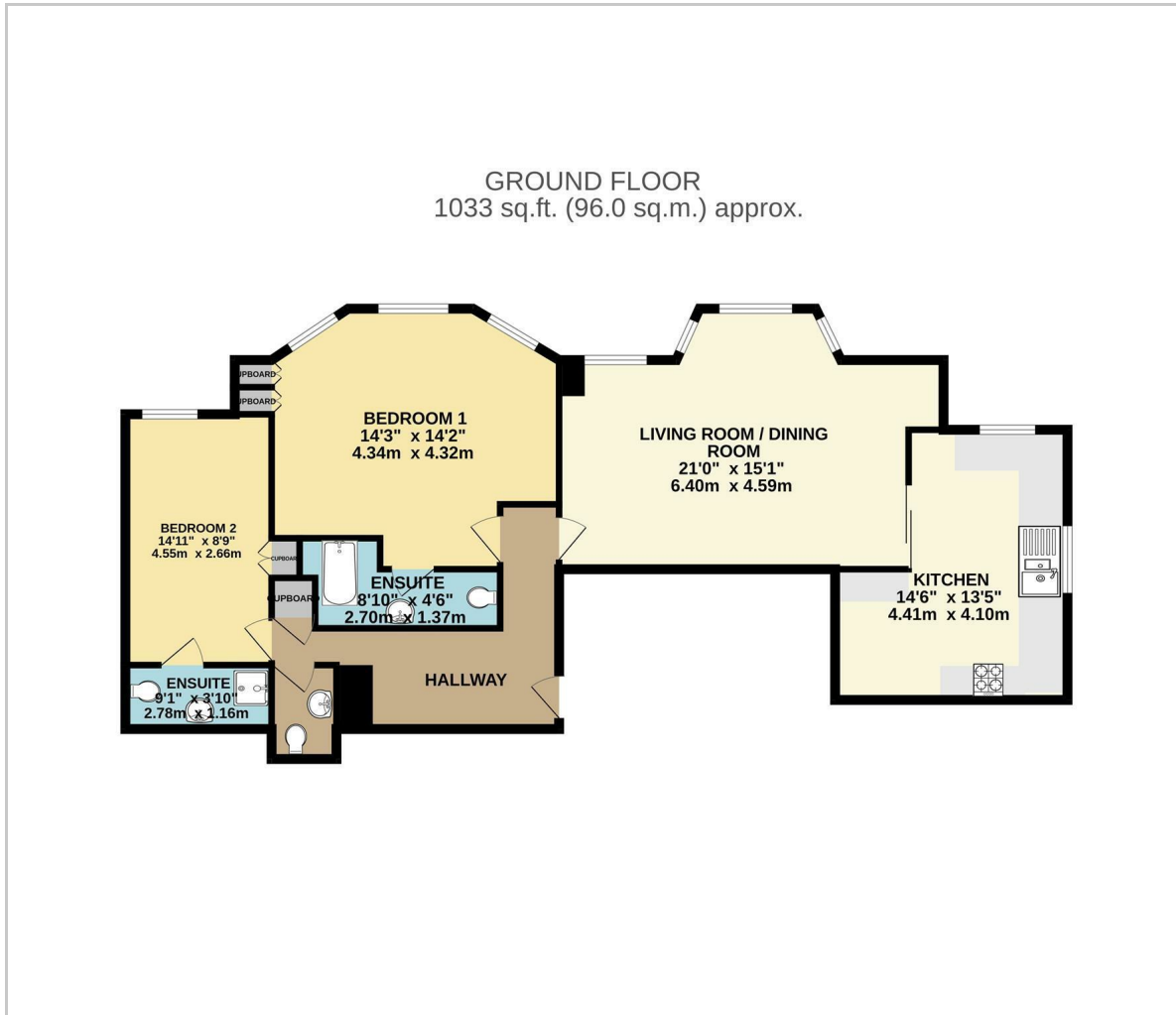
**Council Tax Band E - £3,244.12 Per Annum**

### Lease Information

The seller advises that the property is offered with a share of freehold and has approximately 900 years remaining on the lease. The service charge is approximately £2,800.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

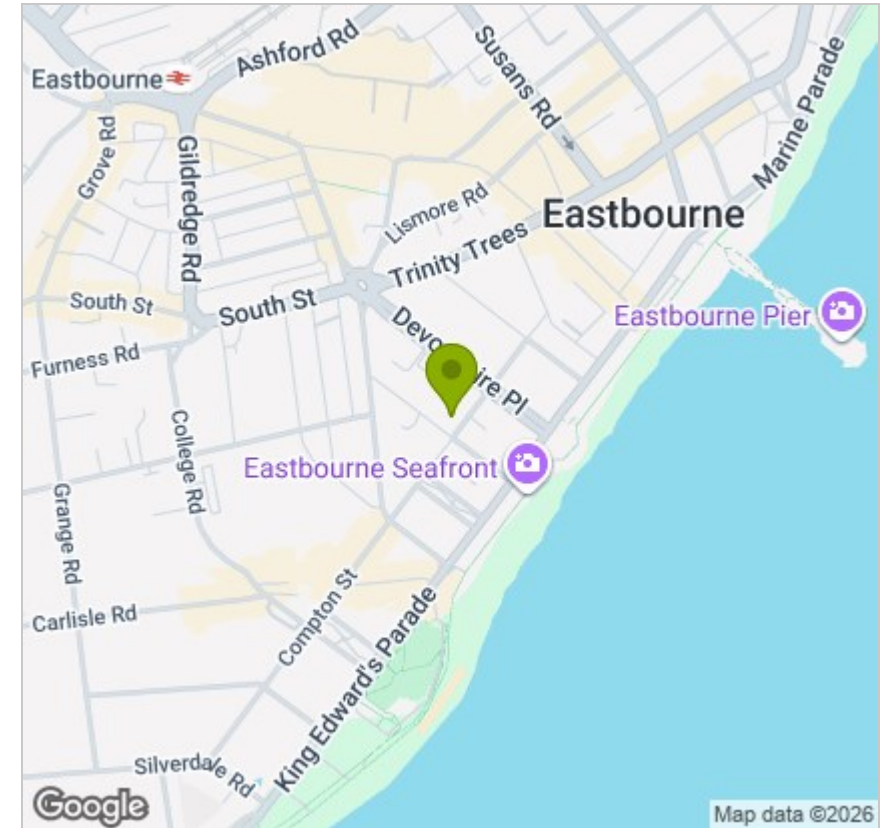


## Viewing

Please contact us on 01323 723 500 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.

## Area Map



## Energy Efficiency Graph

