

PHIL HALL
ESTATE AGENTS

Flat 3 30 South Street

Eastbourne, BN21 4XB

£135,000

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Phil Hall Estate Agents brings to the market this spacious and beautifully presented one-bedroom top floor apartment, ideally situated on South Street in the heart of the highly sought-after Little Chelsea area of Eastbourne. Conveniently positioned within walking distance of the town centre, mainline railway station and a wide range of local amenities, this impressive property is offered to the market chain free, making it an excellent opportunity for first-time buyers, investors or those seeking a well-located home.

Accessed via the communal entrance with stairs rising to the top floor, the apartment opens into a generously proportioned entrance hall that immediately showcases the thoughtful layout of the home. The hallway provides access to all principal rooms and benefits from three built-in storage cupboards, one of which conveniently houses the washing machine. In addition, there is a dedicated recessed area that lends itself perfectly to a small desk or study space, ideal for those working from home or requiring a practical workspace.

The main living space is a bright and inviting open plan living room/kitchen, positioned to the front of the building. This well-designed room is clearly defined, with a comfortable living area to one side and a stylish, functional kitchen to the other. A large front-facing window allows natural light to flood the room, enhancing the sense of space and creating a warm and welcoming atmosphere.

The kitchen is fitted with a range of wall-mounted and base units with work surfaces over. Integrated appliances include a fitted oven and hob with extractor hood above, while there is designated space for an under-counter fridge. A breakfast bar provides an ideal spot for casual dining and further defines the kitchen area.

The double bedroom is rear facing, enjoying a quieter aspect and offering comfortable accommodation with space for freestanding furniture. Completing the internal accommodation is the modern shower room.

























LOCATION, LOCATION, LOCATION
South Street is perfectly positioned within the highly desirable Little Chelsea district of Eastbourne, a vibrant and characterful area renowned for its independent shops, artisan cafés, popular restaurants and welcoming community atmosphere. Often considered one of the town's most fashionable quarters, Little Chelsea blends a village-style feel with the convenience of central living.

The property is just a short walk from Eastbourne's mainline railway station, providing direct links to London, Brighton and surrounding coastal towns — ideal for commuters and those wishing to travel further afield. The town centre is also within easy reach, offering an extensive range of high street retailers, supermarkets, leisure facilities and everyday amenities.

Eastbourne's picturesque seafront, with its wide promenade, Victorian pier and attractive beaches, is also easily accessible, providing the perfect setting for coastal walks and outdoor leisure. The nearby Beacon shopping centre, theatres and cultural attractions further enhance the lifestyle appeal of this central location.

Combining excellent transport links, a thriving local scene and close proximity to the coast, South Street offers the best of both convenience and character in one of Eastbourne's most sought-after neighbourhoods.

Communal Entrance
Stairs leading to the top floor

Entrance Hall

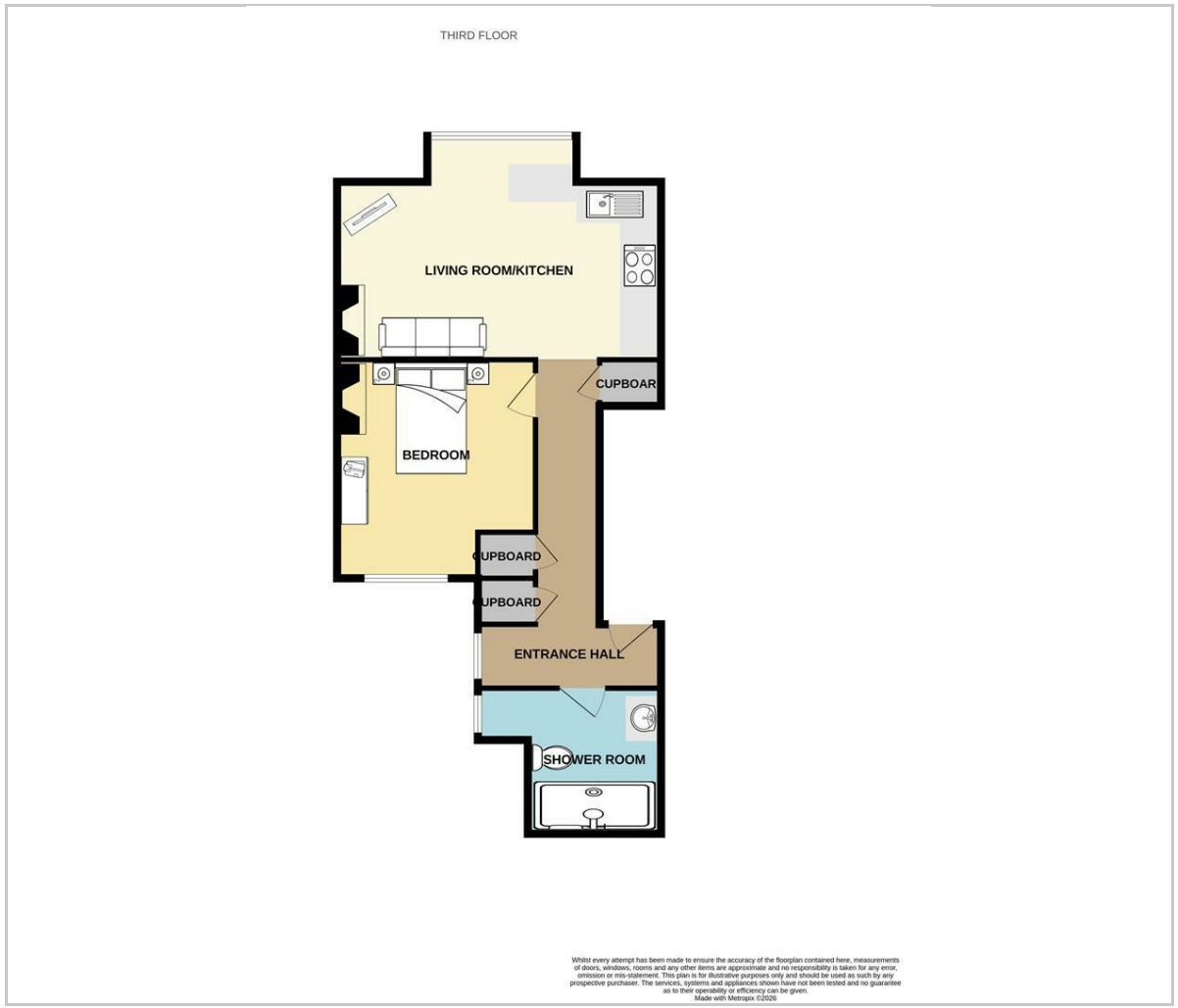
Living Room/Kitchen
16'09 max x 11'07 max (5.11m max x 3.53m max)

Bedroom
12'01 x 10'07 (3.68m x 3.23m)

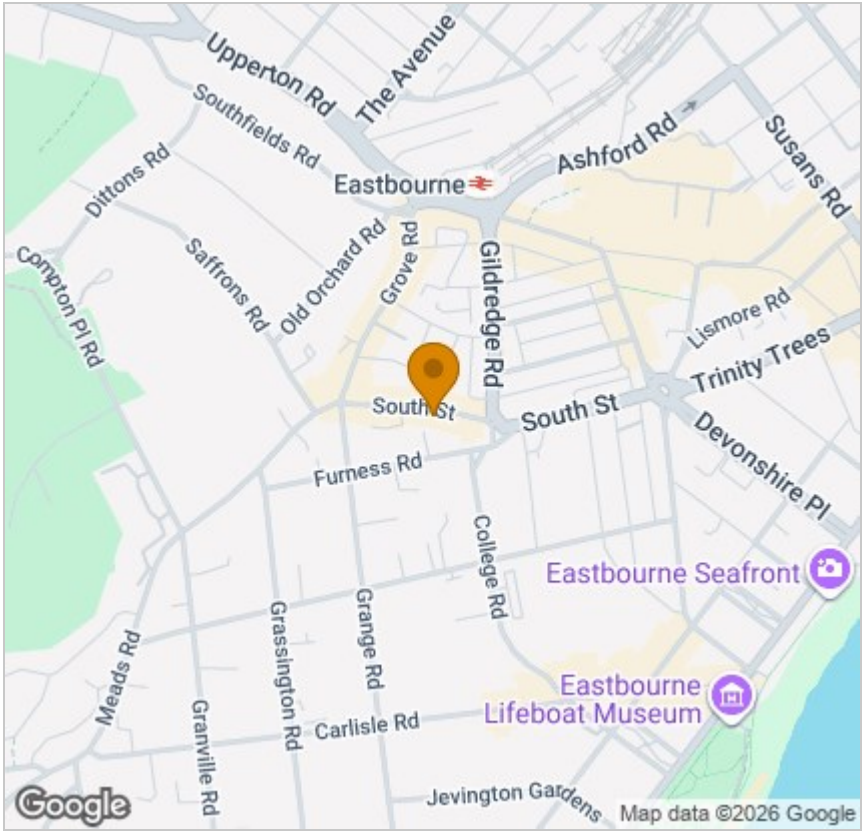
Shower Room
8'01 max x 7'10 (2.46m max x 2.39m)

Lease Information
We have been advised that the property is leasehold and that there is approx 980 years remaining on the lease, service charge £2,000 per annum and the ground rent is £100 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.

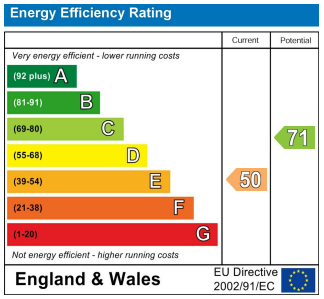
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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