



Flat 7, Park View, 6 Park Avenue

Guide Price **£425,000**



Flat 7

Park View, Eastbourne

Refurbished 3-bed penthouse in Eastbourne with panoramic views, roof terrace, double garage, en-suite, share of freehold, and long lease. Close to Hampden Park and local amenities.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- "True" Penthouse Apartment with Spacious Accommodation
- Three Good Sized Bedrooms
- Private Roof Terrace With Views
- Double Garage
- Share of Freehold with 950 Year Lease
- Newly Refurbished To A High Standard
- Master Bedroom with En-suite Shower Room
- Picturesque Views from all Windows
- Pleasant Communal Gardens
- Prestigious Location - Situated on a tree-lined road bordering Hampden Park.
- In One of Eastbourne's Most Sought-after Areas



Hallway

Communal Entrance: Ascend to the top (third) floor via the stairs or lift, both accessible through separate front doors. The spacious landing, adorned with a double-glazed window overlooking the park, is exclusively for this penthouse apartment. Upon entering, you'll find a personal door leading to the hallway, which features two stylish tall radiators and two convenient storage cupboards, along with an entry phone for added security and ease. The area has been newly carpeted and redecorated.

Kitchen and Breakfast Room

13' 10" x 12' 2" (4.21m x 3.70m)

Discover a stylish modern shaker-style kitchen featuring rich dark blue cabinets and smart fitted storage solutions. The standout stone resin worktop, with a carved drainer and one-and-a-half bowl sink with a sleek mixer tap, enhances functionality. An induction hob beneath a contemporary cooker hood, along with a corner walk-in pantry, offers convenience. Integral appliances—tall fridge, separate freezer, mid-level oven with microwave, dishwasher, and washing machine—streamline your cooking experience. The central island with seating is perfect for gatherings, while a double-glazed window frames stunning views of the Downs. A discreet cupboard houses the newly fitted combi-gas boiler, combining style and practicality in this inviting kitchen hub.

Lounge and Dining Room

22' 0" x 16' 2" (6.71m x 4.94m)

This stunning double-aspect room features a large double-glazed window that offers picturesque views of the rolling Downs. Additionally, a double-glazed door seamlessly opens onto the inviting roof terrace, perfect for enjoying the outdoors. The ambience is further enhanced by two elegant, tall radiators that serve as striking focal points within the space.





Master bedroom

14' 5" x 11' 9" (4.39m x 3.57m)

A double-glazed window at the front offers picturesque views over Rugby Playing Fields of Hampden Park. The room features a fitted, mirror-fronted three-door wardrobe and a radiator for added comfort. A door leads to:

En-suite Shower Room

Experience a newly renovated modern shower room that features a beautifully tiled floor and a spacious walk-in shower enclosure. Enjoy the new "Mira" Shower with luxurious rain effect shower head along with a separate shower wand for added convenience. The stylish wash basin is complemented by sleek vanity drawers underneath, providing both functionality and storage. Additionally, a ladder-style radiator and an efficient extractor fan enhance the overall comfort and ambiance of the space.

Bedroom Two

13' 6" x 8' 3" (4.11m x 2.52m)

This double bedroom features a double-glazed window that offers lovely views of the Downs. It includes a radiator for comfort and a spacious double wardrobe for ample storage.

Bedroom Three

10' 0" x 9' 11" (3.04m x 3.02m)

Double glazed window enjoying views across to the Downs, radiator.

Bathroom

Indulge in the sophistication of this luxurious, newly renovated bathroom, designed to elevate your daily routine. The beautifully panelled walls create a serene backdrop, complemented by a sleek, fitted shower screen that ensures both style and functionality. Experience the ultimate in relaxation with the wall-mounted shower, featuring an exquisite rain effect shower head alongside a convenient separate shower wand for versatile use.





ROOF TERRACE

12' 0" x 10' 12" (3.66m x 3.35m)

Recently installed an outdoor tap and power socket, enhancing the functionality of the space. This area offers breathtaking views that stretch across Rugby Playing Fields and Hampden Park, allowing you to enjoy the beauty of the surroundings.

COMMUNAL GARDEN

The communal gardens encircle the apartment block, creating a serene and inviting atmosphere. At the rear, you'll discover a delightful landscape featuring thoughtfully designed seating areas, perfect for relaxation and socializing. A charming water feature adds a soothing element, while vibrant, well-tended flower beds burst with color, enhancing the beauty of the space. Additionally, communal clothes lines provide a touch of practicality, making this an ideal spot for both leisure and everyday living.

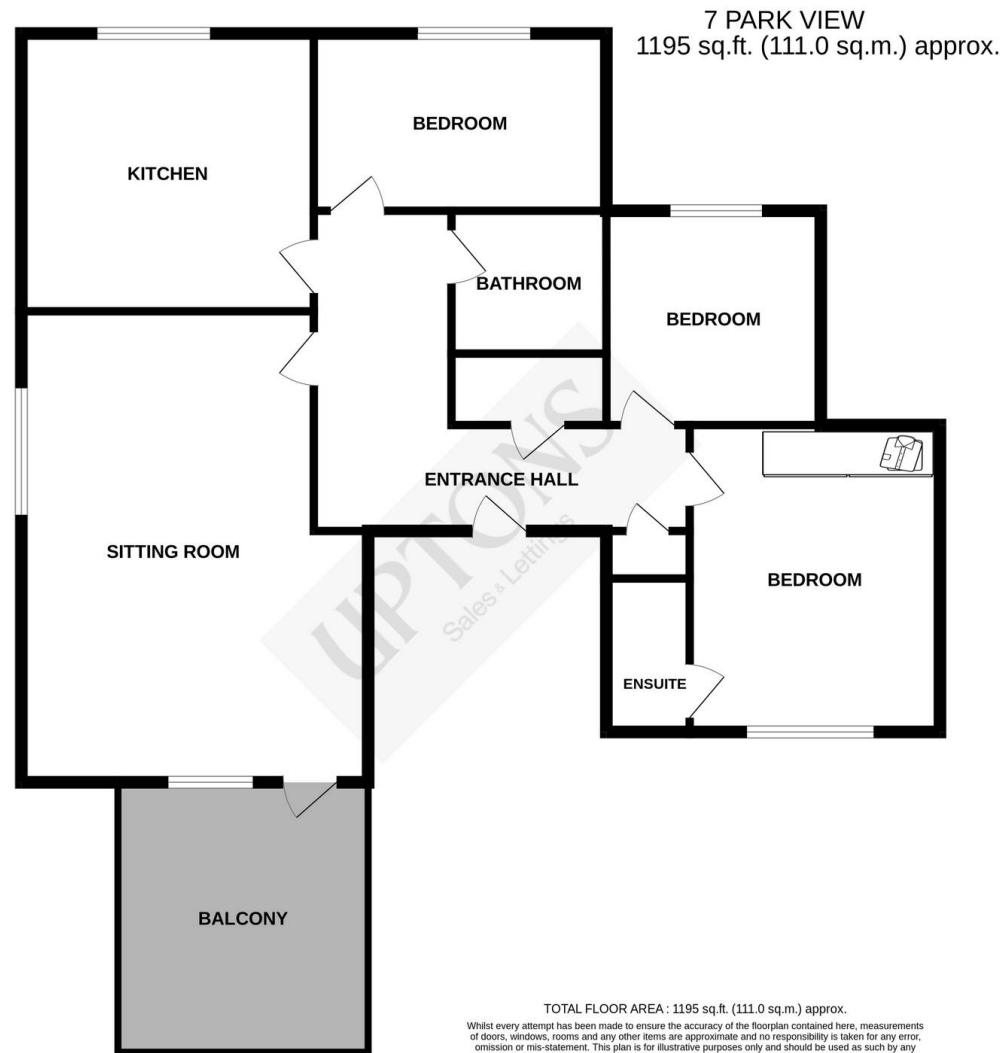
Double garage

2 Parking Spaces

Double Garage measuring 5.12M by 5.34M Electric up and over door. Power and lighting.



UPTONS
Sales • Lettings



Uptons Sales & Lettings

11 Penrith Way, Eastbourne – BN23 8NS

01323 914533 • info@weareuptons.co.uk • www.weareuptons.co.uk



UPTONS
Sales & Lettings