



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



Seaside, Eastbourne, BN22 7QL

Share of Freehold | Flat - Conversion | 2 Bedrooms

Offers in excess of £140,000. A first floor two bedroom flat that would suit investors and first time buyers alike. It is offered with a share of the freehold and a new 999 year lease. The accommodation forms part of the Grade II Listed property and has double glazing throughout, neutral decor and gas central heating. Ideally located close to Eastbourne's town centre as well the seafront with its range of amenities and historic features.

FOR SALE
SHARE OF
FREEHOLD
£140,000

Location

The property is perfectly located one road back from Eastbourne's seafront and promenade; ideal for those wanting to live by the sea. Nearby you will also find local shops, amenities and bus routes. Eastbourne town centre is within walking distance as well as the train station which is less than a mile away.

Communal Hallway

Steps lead up to the communal entrance door which opens into the well maintained communal hallway. Stairs lead up to the first floor.

Entrance Hall

Bedroom One 9'4" x 9'1" (2.87 x 2.77)

Radiator, carpet, powerpoints and double glazed window to the rear aspect.

Bedroom Two 7'2" x 7'1" maximum of (2.19 x 2.16 maximum of)

Carpet, powerpoints, boiler and double glazed window to the rear aspect.

Bathroom 7'2" x 5'7" (2.19 x 1.72)

Fitted with a white suite comprising of toilet, pedestal basin and bath with shower attachment. Extractor, vinyl flooring and radiator.

Open Plan Living Room 17'4" x 16'5" into bay (5.29 x 5.02 into bay)

A open plan and light room with a southerly facing bay window which has double glazed sash windows. There is a carpet in the living space with vinyl flooring in the kitchen area. High ceilings and radiator. The kitchen has a range of wall and floor units with white cabinetry and black worktops. Stainless steel sink with mixer tap. Electric oven, four ring hob with extractor over. Space for washing machine and fridge freezer.

Lease Information

The property will be sold with share of freehold and a new 999 year lease.

Maintenance charges: To be advised due to a new lease.

Additional Information

EPC Rating: C

Council Tax Band: A - Eastbourne

The property is currently tenanted and we understand that it is achieving £900pcm.

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

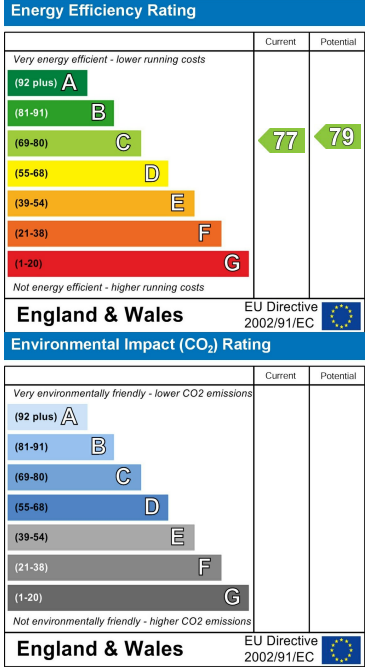
Floor Plan



Area Map



Energy Efficiency Graph



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.