



Flat 1, 71 Enys Road, Eastbourne, BN21 2DX

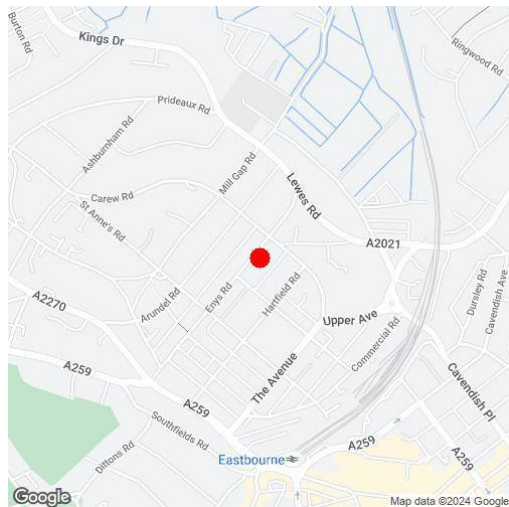
Price £310,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious two double bedroom flat with private rear garden and garage located in the Upperton area of Eastbourne close to the town centre, seafront and train station. This delightful property is located in a handsome period building and retains many original features such as decorative coving, ceiling roses, attractive skirtings and bay windows. Accommodation comprises communal entrance hall, private entrance hall, sitting/dining room overlooking the rear garden, kitchen with triple aspect, range of work surfaces with drawers and cupboards under and matching wall units above, two double bedrooms and shower room/wc. A particular feature is the private and secluded rear garden which is principally laid to lawn with area of patio, pergola and a variety of plants, shrubs and trees, together with a veranda to the front. There is a single garage located to the rear which has power and light. Additional benefits include double glazing, gas central heating and the property is offered to the market CHAIN FREE.





At a Glance:

- Two double bedroom flat
- Private rear garden
- Popular Upperton area
- Garage
- Close to town centre, seafront and train station
- Sitting/dining room
- Shower room
- Many original features
- Double glazing and gas central heating
- Chain free

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM
19'8" (5.99m) Into Bay x 13'4" (4.06m)

KITCHEN
14'2" (4.32m) x 5'7" (1.7m)

BEDROOM 1
16'5" (5m) x 13'6" (4.11m)

BEDROOM 2
12'1" (3.68m) x 9'3" (2.82m)

SHOWER ROOM

OUTSIDE:

PRIVATE REAR GARDEN

GARAGE
Located to the rear

LEASE:
110 years remaining

MAINTENANCE:
25% as & when required

GROUND RENT:
TBC

COUNCIL TAX:
Band `C`

EPC:
`D`

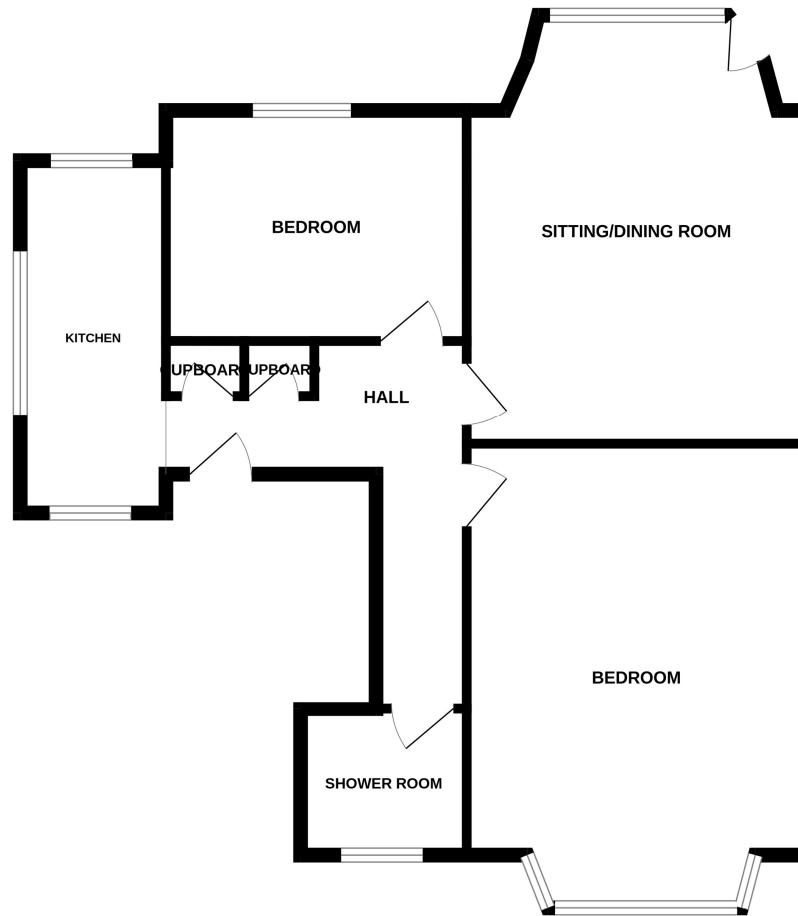
PETS:
Allowed

SUB-LETTING:
Allowed

(All details concerning the terms of the Lease & outgoings are subject to verification)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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