



**Flat 2, 20 Eversfield Road, Eastbourne, BN21 2AS**

**Price £299,950 | Leasehold**

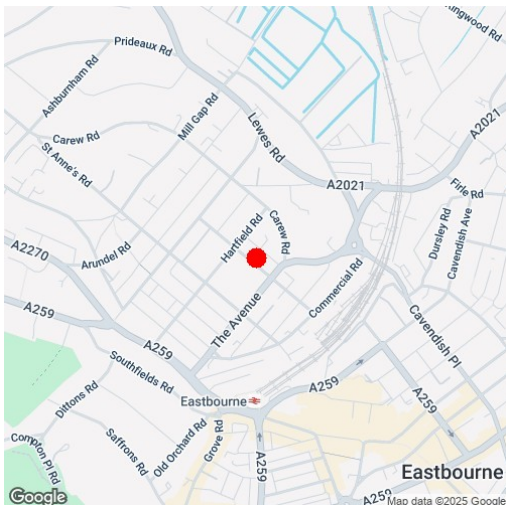
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



A stunning two double bedroom apartment boasting 24 ft south facing balcony within an attractive period building in the sought after Upperton area of Eastbourne. This delightful property has been stylishly refurbished and redecorated by the current owners and enjoys bright and spacious accommodation comprising communal entrance hall, private entrance hall, open plan sitting/dining room with modern fitted storage, contemporary glass partitions and french doors opening to the large 24ft balcony with views over Hartfield Square. The kitchen enjoys a range of wall and base units along with areas of work surface, sink and some integral appliances. The two bedrooms are an excellent size and both have built in wardrobes and there is a luxurious bathroom with suite comprising panelled bath, walk in shower cubicle, wash hand basin and low level wc. The property has the benefit of a new boiler and radiators which were installed approximately 2 years ago. Eversfield Road is located within an easy walk of Eastbourne town centre, seafront and mainline train station providing excellent links to London, Gatwick and Brighton.







### At a Glance:

- Immaculately presented two bedroom first floor flat
- 24ft south facing balcony
- Beautifully decorated throughout
- Kitchen
- Stunning bathroom
- Close to Town centre, seafront and train station
- Open plan sitting/dining room
- Boiler and radiators installed 2 years ago

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING/DINING ROOM**

22'8" (6.91m) x 22'8" (6.91m) Max

**24FT BALCONY**

**KITCHEN**

9'2" (2.79m) x 5'2" (1.57m)

**BEDROOM ONE**

14'0" (4.27m) x 11'4" (3.45m)

**BEDROOM TWO**

10'9" (3.28m) x 9'11" (3.02m)

**BATHROOM**

**LEASE**

104 years remaining

**MAINTENANCE CHARGE**

Approx £150 a month

**GROUND RENT**

£40 a year

**PETS**

With permission

**LETTING**

Allowed

**EPC**

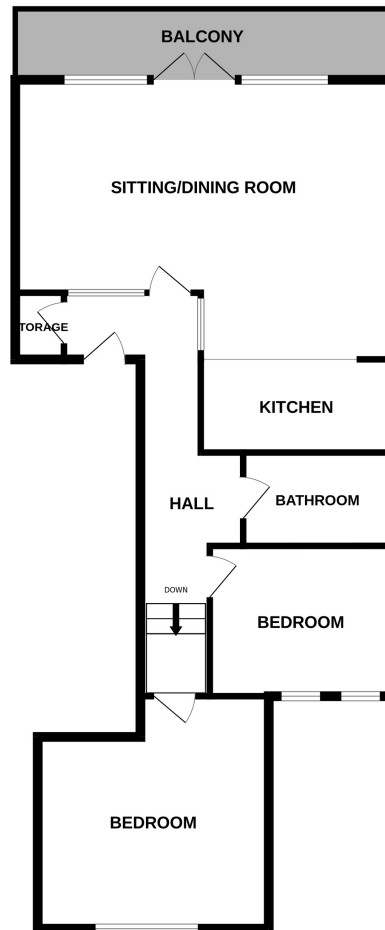
C

**COUNCIL TAX**

B



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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