



Flat 2, 2 Charleston Road, Eastbourne, BN21 1SF

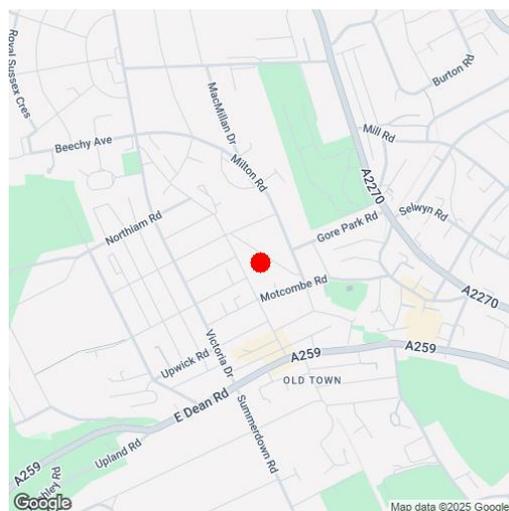
Price £230,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A unique opportunity to acquire this pleasant one bedroom garden flat located in the ever popular Motcombe area within the Old Town of Eastbourne. This delightful property is offered to the market chain free and enjoys bright and well proportioned accommodation throughout comprising communal entrance hall, private entrance hall, sitting room with french doors leading to the private south facing rear garden, kitchen with range of wall and base units with area of work surface, one double bedroom and shower room/wc with suite comprising walk in shower cubicle, wash hand basin and wc. The property has the benefit of gas central heating as well as double glazing. A particular feature is the private south facing rear garden which is mainly laid to patio and borders with a variety of plants and shrubs, there is also a garden store and an area of off road parking on a first come first serve basis. The property is conveniently located within easy reach of Motcombe Gardens, Gildredge Park and a Waitrose store. Eastbourne town centre, train station and seafront are approximately one mile away.





### At a Glance:

- One bedroom ground floor flat
- Private south facing rear garden
- Sitting room
- Kitchen
- Shower room
- Easy reach of Motcombe Gardens, Gildredge Park and Waitrose
- Chain Free
- Double glazing
- Gas central heating
- Off road parking on first come first serve basis

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**  
with two large storage cupboards

#### **SITTING ROOM**

14'8" (4.47m) x 9'9" (2.97m) with French doors to private garden

#### **KITCHEN**

12'3" (3.73m) x 7'9" (2.36m) Max

#### **BEDROOM**

12'6" (3.81m) x 8'4" (2.54m)

#### **SHOWER ROOM**

#### **OUTSIDE:**

#### **PRIVATE GARDEN**

#### **OFF ROAD PARKING**

on a first come first served basis

#### **LEASE:**

approximately 137 years remaining

#### **MAINTENANCE;**

one third share as & when required

#### **GROUND RENT:**

Peppercorn

#### **SUB-LETTING:**

allowed with Landlord consent.

#### **PETS:**

allowed

#### **COUNCIL TAX:**

Band 'A'

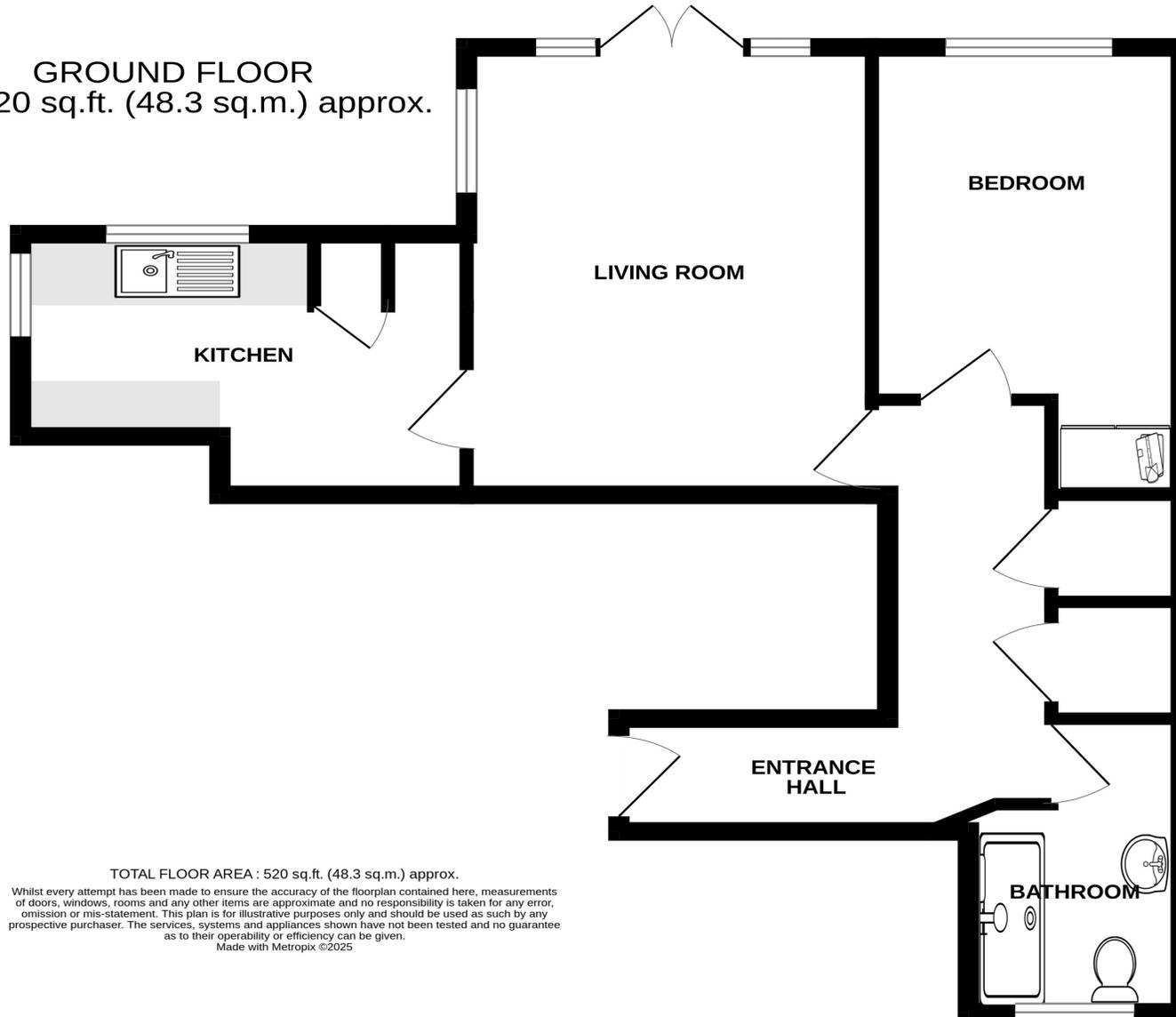
#### **EPC:**

'D'

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



**GROUND FLOOR**  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

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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**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)