



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

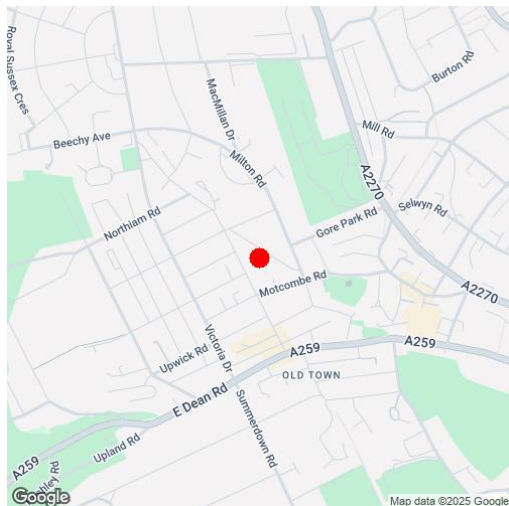
Price £230,000 | Leasehold

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'

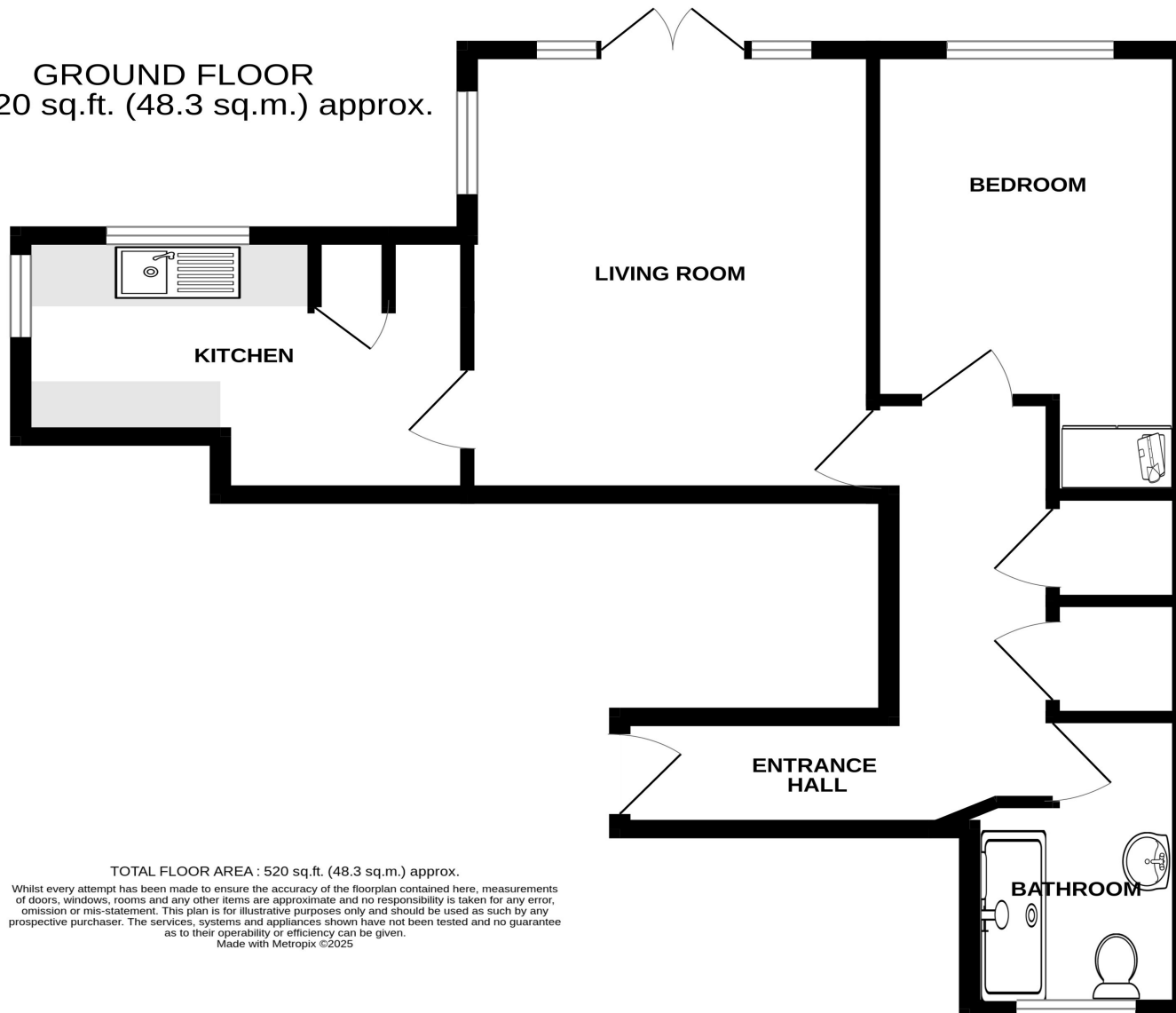
EPC:

'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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