



BROOK GAMBLE



Flat 4 Stafford House, Southfields Road, Eastbourne, BN21 1BN

£169,950

Welcome to this charming flat located on Southfields Road in the heart of Eastbourne. This delightful property boasts a generous 1,055 sq ft of living space, perfect for those seeking a comfortable and spacious home. This flat exudes character and history, offering two double bedrooms, ideal for a small family or those in need of a guest room or home office. The property features a cosy reception room, perfect for relaxing after a long day. Convenience is key with this flat, as it is situated opposite Eastbourne railway station, making commuting a breeze. Additionally, being close to the beach allows for leisurely strolls along the coast and enjoying the fresh sea air. With gas central heating, you can stay warm and comfortable throughout the colder months. Whether you're looking for a permanent residence or a holiday home by the sea, this flat offers the perfect blend of location, space, and comfort.

Communal front door with entryphone system.
Stairs to:

Second Floor

Private front door to:

Entrance Hall 14'1" max length (4.29m max length)

Cupboard. Dado rail. Picture rail. Radiator.

Lounge 18'11" x 16'4" (5.77m x 4.98m)

Built-in shelving and storage. Picture rail. Radiator. Sash windows to front, with shutter blinds.

Kitchen/Breakfast Room 19'0" x 8'2" (5.79m x 2.49m)

Enamel sink unit with mixer tap. Wooden work surfaces incorporating four ring gas hob with electric oven below. Wall units. Space for fridge or freezer. Wall mounted gas boiler. Radiator. Part tiling to walls. Window seat with integrated storage. Sash window to front, with shutter blinds.

Bedroom 1 16'7" x 12'9" (5.05m x 3.89m)

Built-in wardrobe cupboards. Dado rail. Picture rail. Radiator. Sash window to rear, with shutter blinds.

Bedroom 2 17'6" x 11'9" (5.33m x 3.58m)

Freestanding roll-top bath. Dado rail. Picture rail. Sash window to rear.

Shower Room

Glazed shower cubicle with wall mounted shower unit with rainwater shower head and tiled walls. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Tiled floor

Other Information

Council Tax Band B

Total floor area 103 square metres

Other Information

The Vendor has advised us of the following information:

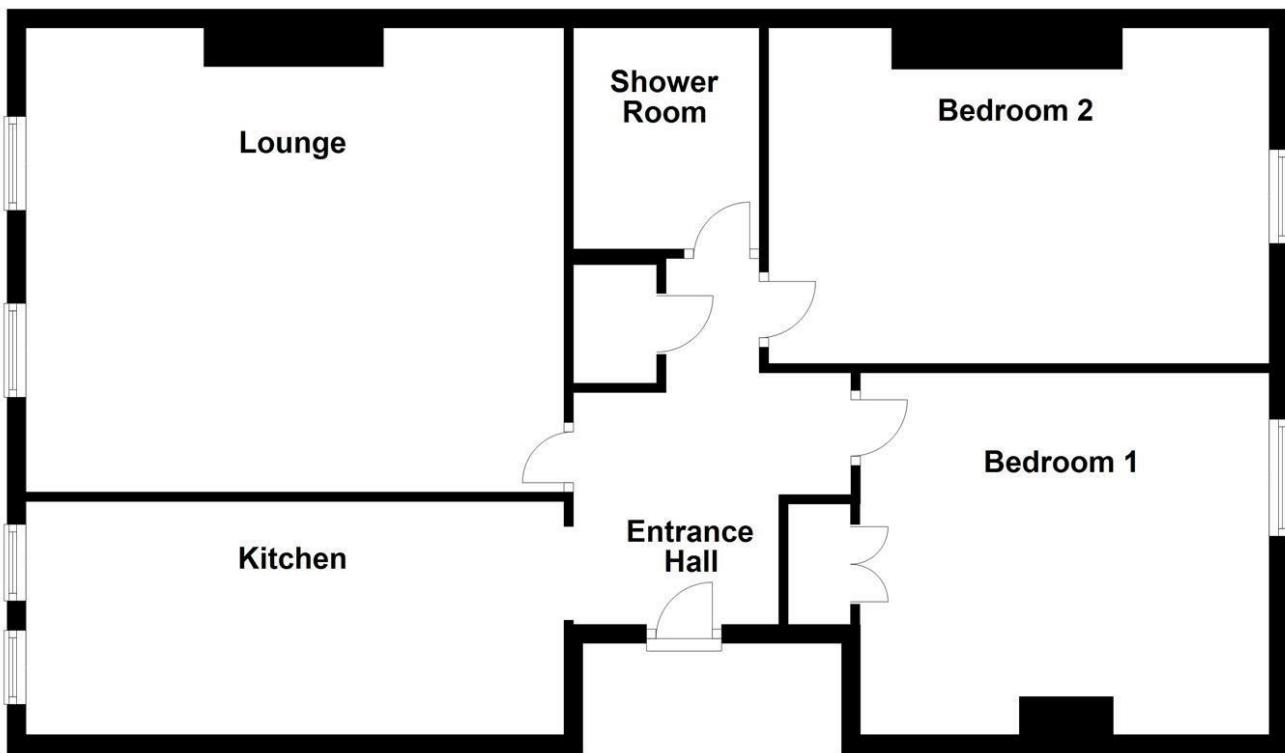
Lease: 86 years remaining

Maintenance: available on request

Ground rent: TBC

Floor Plan

Two Bedroom Apartment



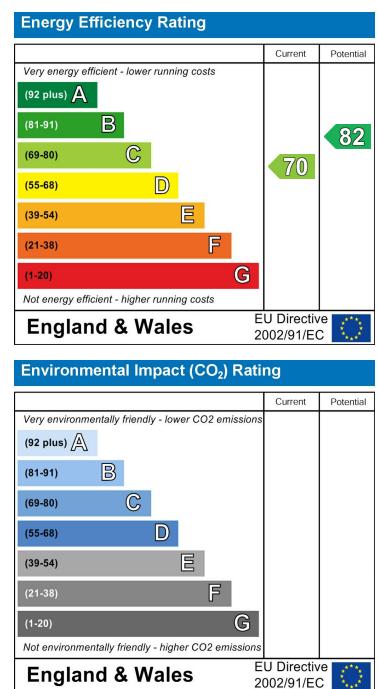
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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