HOME + CASTLE
ESTATE AGENTS

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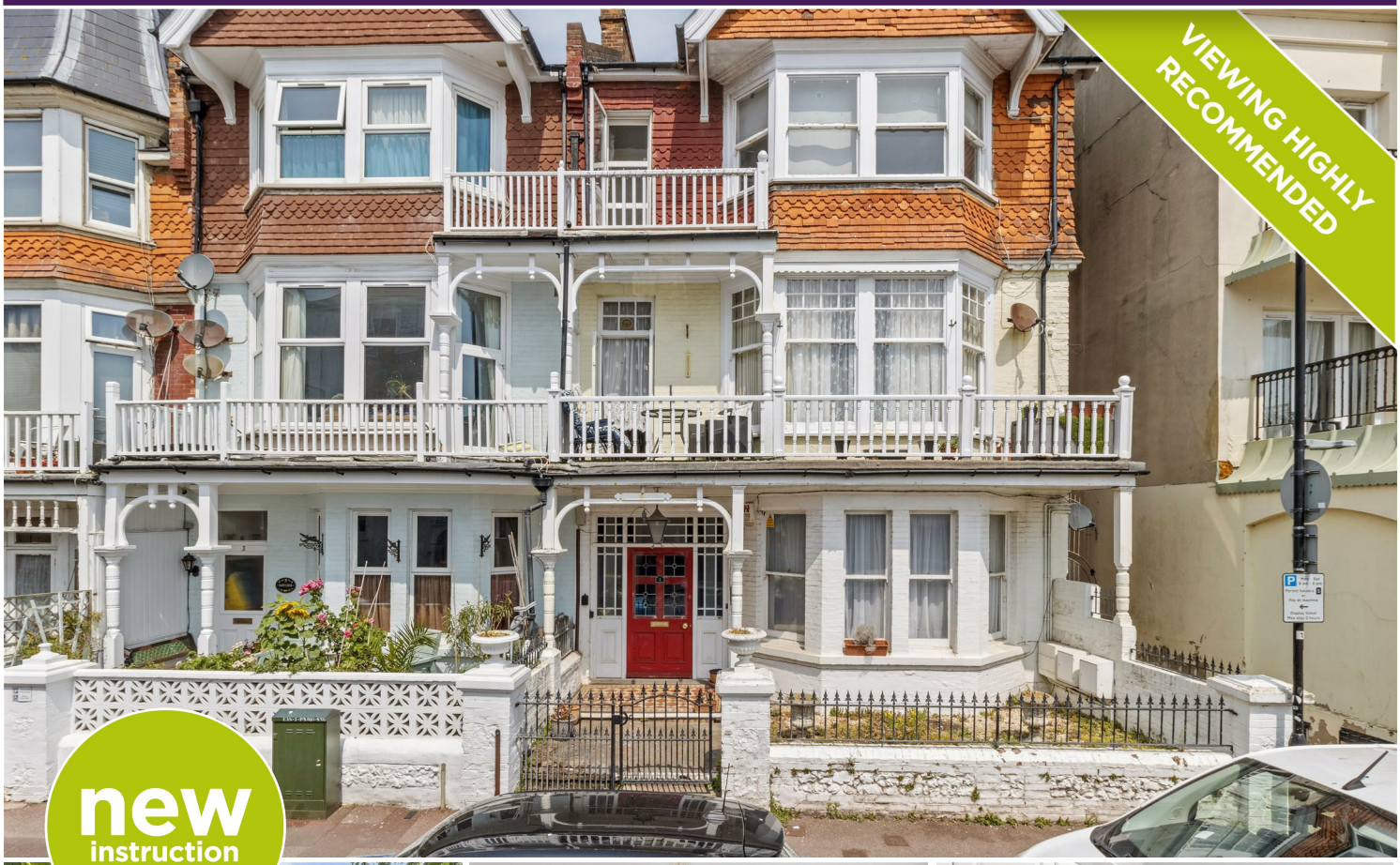
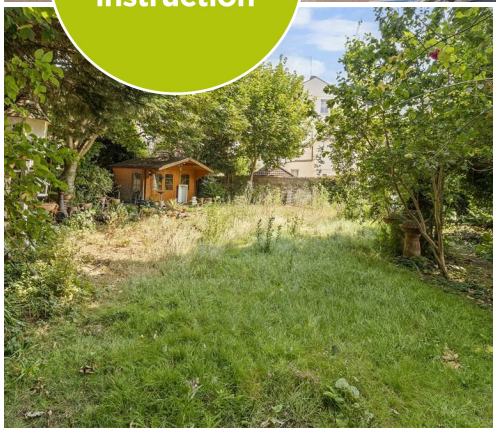




Elms Avenue, Eastbourne, BN21 3DN

Share of Freehold | Apartment | 2 Bedrooms

A grand ground floor apartment with large PRIVATE GARDEN & PARKING, situated a stones throw from Eastbourne's seafront. Occupying the ground and lower ground floors of this elegant building, the apartment is now ready for a new owner to create their ideal home. A very rare feature for an apartment is the substantial mature rear garden that comes with the property. Occupying a prime position near Eastbourne's seafront and pier, it is ideal for those wanting to be living by the coast. Offered to the market with no onward chain.

FOR SALE
SHARE OF
£275,000

Location
Eastbourne's Victorian promenade and Pier are perfectly situated at the end of the road, offering idyllic walks along the coastline and onto the pebble beaches. The town centre and train station also within walking distance. The town is home to year round events including Airbourne, International Tennis tournament and car shows.

Communal Entrance Way
The grand entrance way has been retained from when the building would have been one house. There are stained glass windows, high ceilings, cornice and ornate tiling.

Enterance Hall 3'11" x 8'5" (1.2 x 2.57)
Tiled flooring, two storage cupboards which are housing electrics and shelving space. Light, radiator and archway through to;

Kitchen 12'1" x 8'6" (3.7 x 2.6)
Tiled flooring continues into this room, which has a range of wall and floor units, finished with white cabinetry and black complementary worktop. Integrated appliances include oven 4 ring gas hob, concealed extractor, slimline dishwasher, fridge and freezer. Sash windows to the side aspect, inset ceiling spot, lights and archway through to;
Inner hall with radiator and tiled flooring.

Bathroom 6'3" x 9'10" (1.93 x 3)
The tiled flooring continues into this room which has complementary for wall tiles. Toilet, pedestal basin, bath with mixer tap and shower attachment. Sash window to the side aspect. Light with shaver points and built in cupboards.

Bedroom One 14'1" x 14'3" (4.3 x 4.35)
A character filled room with wood flooring, bay window having sash windows, cornicing, ceiling rose and beautiful marble fireplace with character tiling. Range of built in cupboards and radiator.

Reception room 13'9" x 18'8" (4.2 x 5.7)
High ceilings with cornicing, picture rail and ceiling rose. There is also another beautiful fireplace with grey marble, surround and mantle. Radiators, windows to the side aspect. Glazed doors out to sun room area.

Sunroom 8'4" x 31'0" (2.55 x 9.45)
Vaulted ceiling with plastic translucent panels, upvc window frames and glazing to side aspect. Double glazed doors leading through to rear conservatory.

Inner hall
Cupboard housing Vaillant boiler, radiator. Door to lower ground floor.

Shower room 3'7" x 9'10" (1.1 x 3)
Tiled flooring with fully tiled walls, toilet, basin with storage below, shower cubicle and lighting.

Bedroom Two 10'4" x 15'8" (3.15 x 4.8)
Double glazed doors lead out to rear conservatory. Radiator, storage cupboard, wall and ceiling lighting.

Conservatory 15'7" x 7'8" (4.75 x 2.35)
Full height glazing to three sides. Tiled flooring, radiator and wall lighting.

Lower Ground Floor

Room 1 16'4" x 12'5" (5 x 3.8)
Tiled flooring, radiator and lighting.

Room 2 9'10" x 5'8" (3 x 1.75)
Lighting and tiled flooring.

Rear Garden
Gardens of this size in this location are extremely rare and this one is perfect for someone who can bring a vision to life. Step out from the conservatory to the mature rear garden. There is a Summer house, pond, established trees and shrubs. A gate opens though to the parking area.

Private Parking Area
The apartment comes with use of a parking area behind the property. This is accessed via the small round behind the property which leads to the garage door.

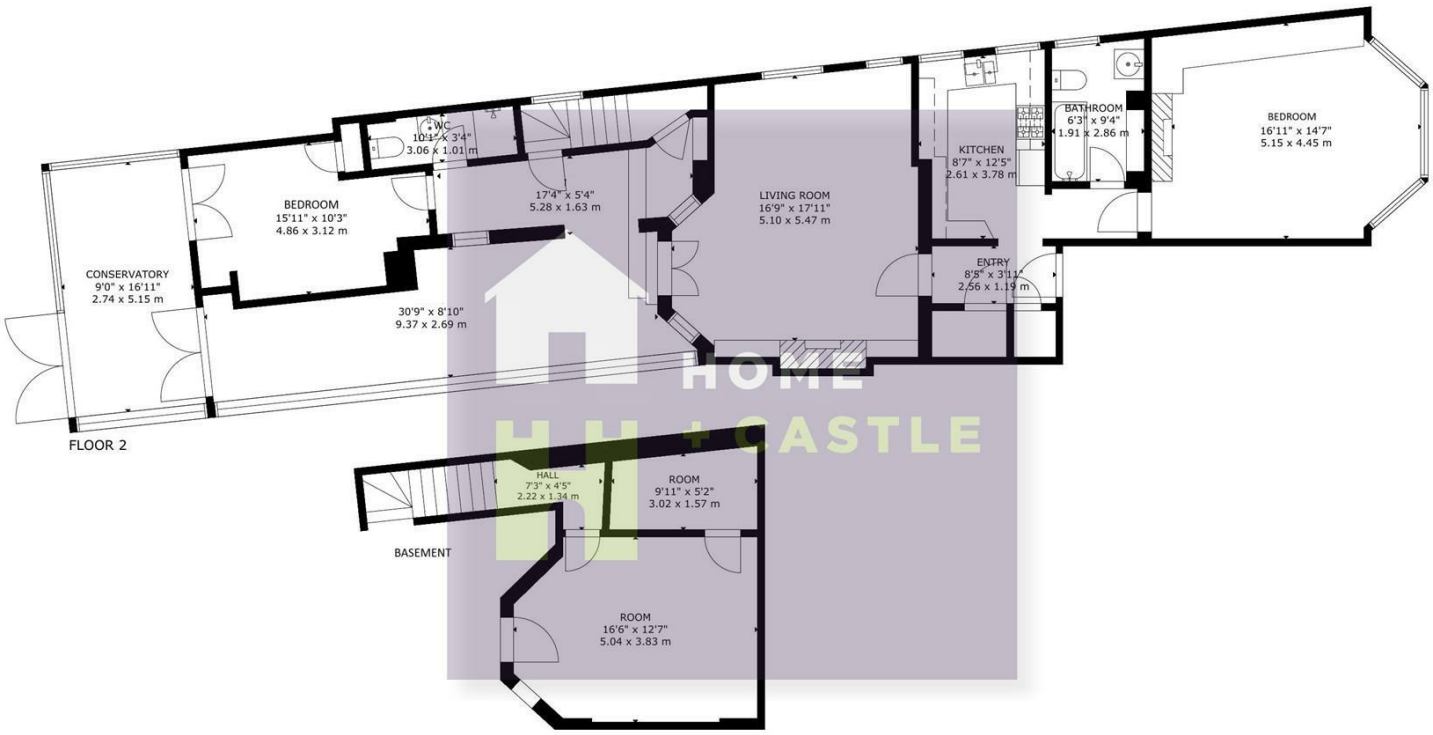
Lease Information
Lease Details: We understand that there is a 200 year lease which commenced in 2017.

Maintenance Charge: We understand it to be £1,170 per annum.

Additional Information
Council Tax Band: C

EPC Rating: E

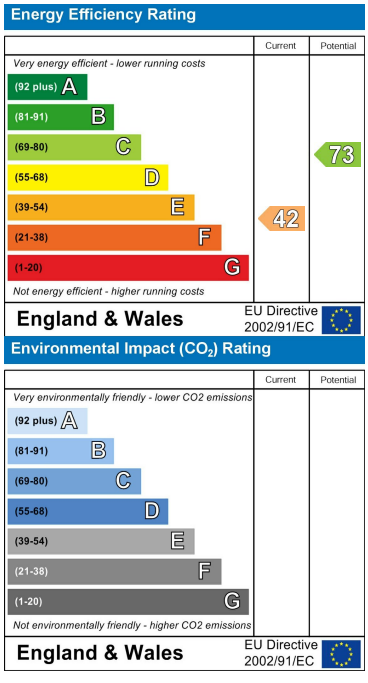
Floor Plan



GROSS INTERNAL AREA
TOTAL: 140 m²/1,507 sq.ft
FLOOR 1: 30 m²/322 sq.ft, FLOOR 2: 110 m²/1,185 sq.ft
EXCLUDED AREAS: PATIO: 31 m²/336 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map

Energy Efficiency Graph



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