



**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



**new  
instruction**



**Pensford Drive, Eastbourne, BN23 7NY**

| Flat - Purpose Built | 2 Bedrooms

A ground floor two bedroom maisonette that has a private entrance and is ideally located within close proximity of Langney Shopping Centre and main bus routes. The property has been redecorated throughout and offers light, well proportioned accommodation.

Available to view now.

**TO LET  
£1,100**

## Location

Pensford Drive is in the Langney area of Eastbourne, which is home to schools for all ages, amenities as well as Langney Shopping Centre which is less than half a mile walk away.

## Hallway

The double glazed door opens into the hallway which has two storage cupboards, laminate flooring and a ceiling light.

## Bedroom One 11'1" x 9'10" (3.4 x 3)

Double glazed window looking out to the rear aspect, carpet, radiator, powerpoints and ceiling light.

## Shower Room

Shower cubicle, toilet and pedestal basin. Double glazed window with obscured glazing. Radiator, ceiling light, vinyl flooring and extractor.

## Kitchen 11'1" x 7'2" (3.4 x 2.2)

Fitted with a range of wall and floor units and complementary worktop. Integrated oven, hob and concealed extractor. Space and plumbing for washing machine. Laminate flooring and double glazed window to the rear aspect.

## Living Room 16'4" x 9'10" (5 x 3)

Large double glazed window to front aspect, radiator, powerpoints and ceiling light.

## Bedroom Two 12'3" x 8'8" (3.75 x 2.65)

Carpet, double glazed window and radiator.

## Garage

The flat comes with a single garage located behind in a block behind the property.

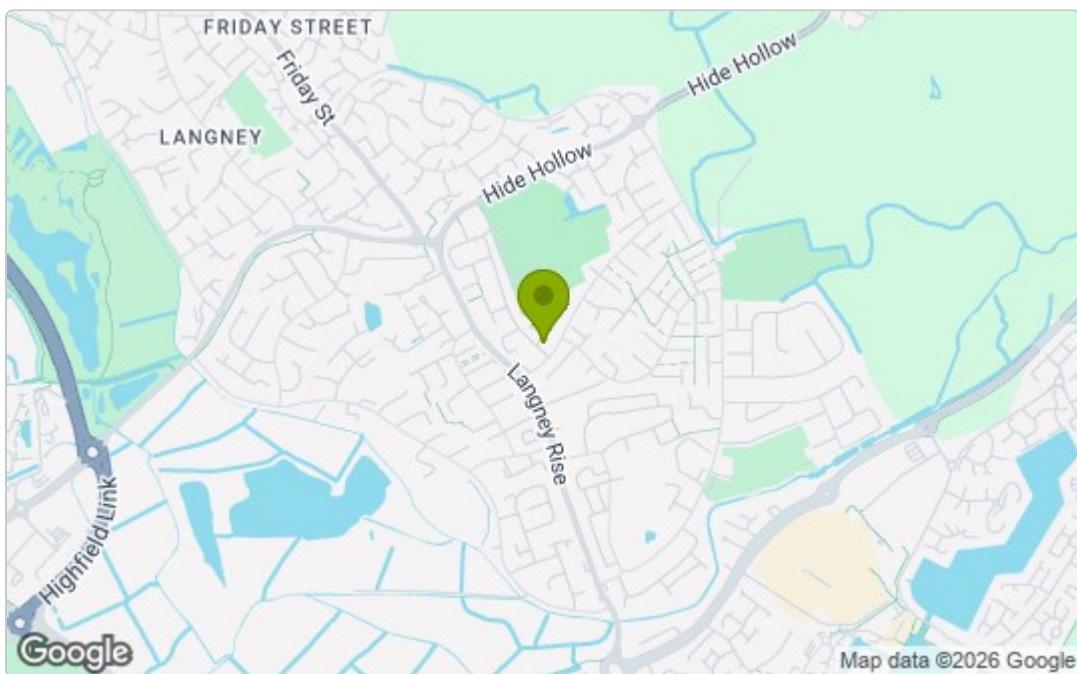
## Additional Information

EPC Rating: TBC

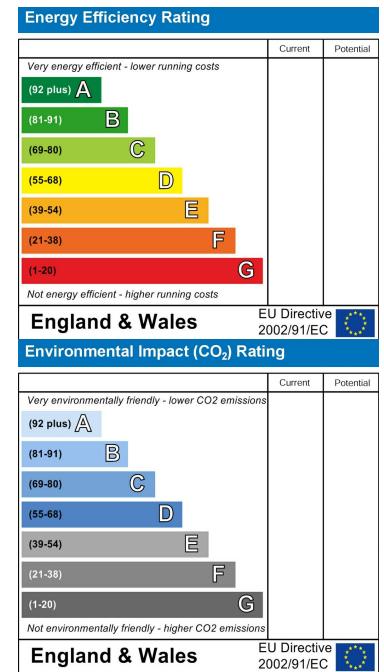
Council Tax Band: A

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.