



OAKFIELD



Burlington Place, Eastbourne BN21 4AR

Asking Price £240,000



Burlington Place, Eastbourne BN21 4AR

Tucked away in this converted Victorian building just a stone's throw from Eastbourne's beautiful seafront, this delightful two-bedroom ground floor flat offers the perfect blend of character, space, and convenience.

Stepping inside, you're welcomed by a hallway that leads to the living – a bright, elegant space featuring high ceilings, tall sash windows, and period detailing that reflect the building's heritage.

Both bedrooms are comfortably sized, with the main bedroom offering excellent natural light and built in wardrobes. The second bedroom works equally well as a guest room, home office, or dressing room.

Located in this sought-after area, this flat is just a short walk from the Grand Hotel, seafront promenade, theatres, and Eastbourne's popular shopping and dining spots.

The mainline train station is within easy reach, making it ideal for commuters or those seeking a second home by the coast.

Further benefits include gas central heating, a secure entry system, and access to a communal courtyard area. Permit parking is available on the surrounding streets.





Living Room

17'7 x 13'11 (5.36m x 4.24m)

Kitchen

8'0 x 6'6 (2.44m x 1.98m)

Bedroom 1

12'5 x 8'6 (3.78m x 2.59m)

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)

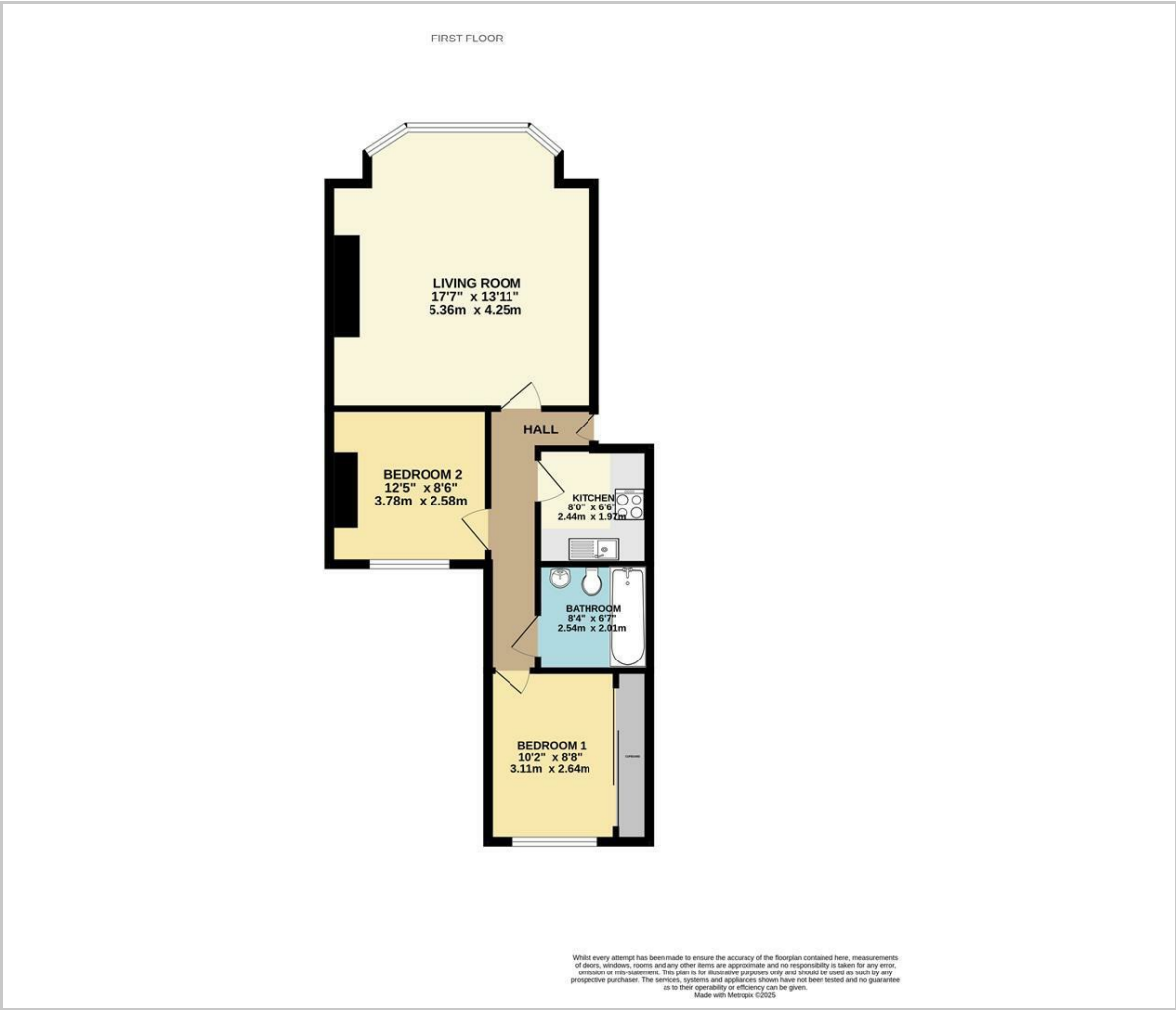
Council Tax Band - C £2,251 per annum

Lease Information

The seller advises that the proeprty is offered as leasehold and has approximatley 89 years remaining on the lease. The service charge is £1,700 per annum and a ground rent of £75 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan



Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

