



OAKFIELD



HACKLETON CLOSE

Cavendish Place, Eastbourne BN21 3HY

Asking Price £150,000



## Cavendish Place, Eastbourne BN21 3HY

Situated in the heart of Eastbourne town centre, this attractive second-floor apartment enjoys a highly convenient location within easy walking distance of a wide range of shopping facilities, supermarkets, cafés, restaurants and leisure amenities. Eastbourne's mainline railway station is also close by, providing excellent transport links, while the picturesque seafront, promenade and beaches can be reached within a short walk.

The well-proportioned accommodation comprises two bedrooms, offering flexible living space suitable for professionals, couples, small families or those working from home. The spacious open-plan living room provides an excellent area for both everyday living and entertaining, complemented by a fitted kitchen with ample storage and workspace.

A particular feature of the property is the private roof terrace, offering valuable outdoor space to relax, dine or enjoy the warmer months. The apartment benefits from a bright and airy feel throughout and is ideally positioned to take full advantage of the many amenities and attractions that Eastbourne town centre has to offer.

Combining generous accommodation, outdoor space and an excellent central location, this property presents an excellent opportunity for those seeking a well-located home close to both the town centre and the seafront. Early viewing is highly recommended to fully appreciate all that this apartment has to offer.





### Living Room/Kitchen

15'5 x 13'9 (4.70m x 4.19m)

### Bedroom 1

11'5 x 10'6 (3.48m x 3.20m)

### Bedroom 2

9'3 x 7'2 (2.82m x 2.18m)

### Bathroom

7'4 x 5'0 (2.24m x 1.52m)

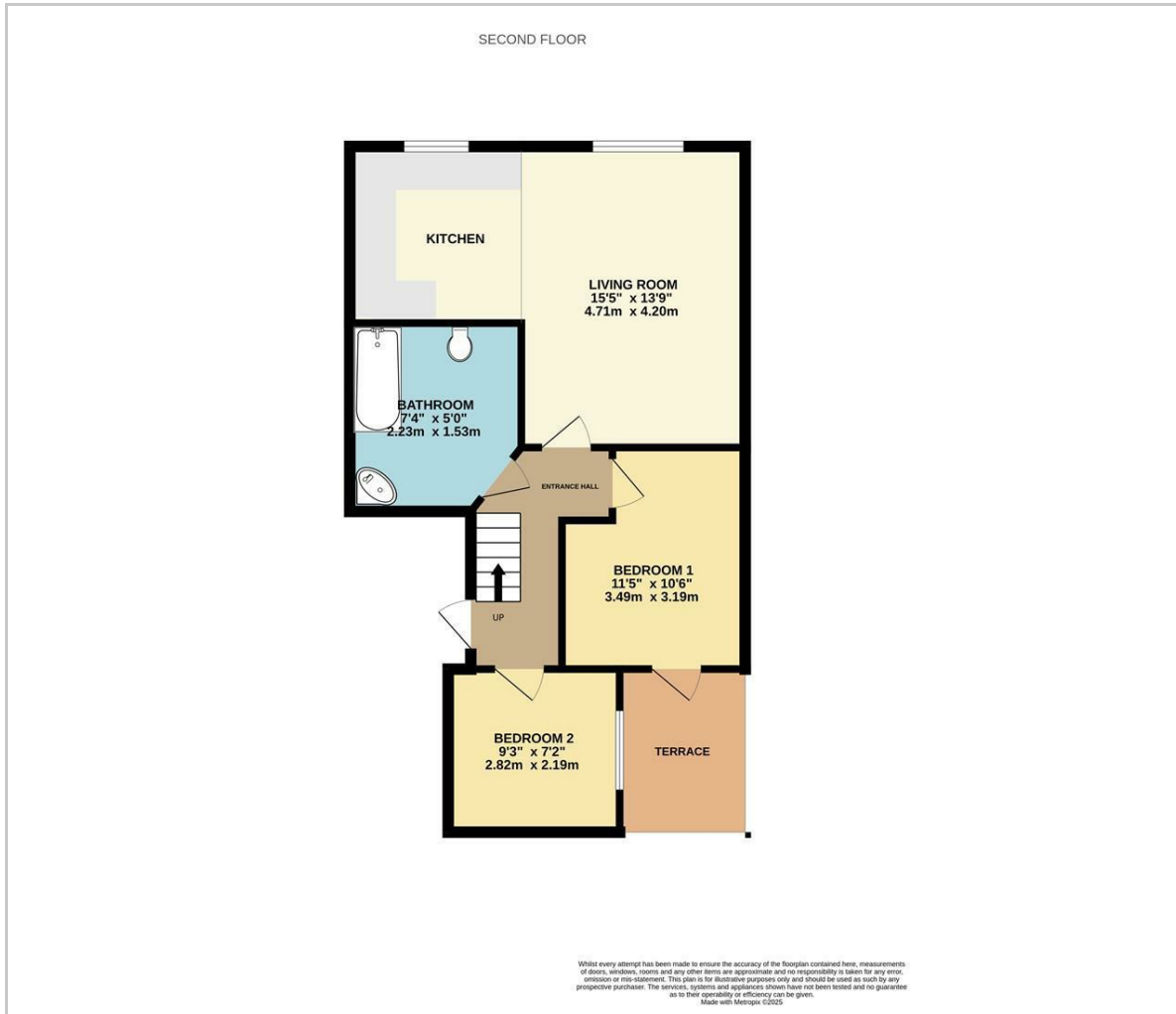
**Council Tax Band - A £1,688 per annum**

### Lease Information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 983 years remaining on the lease. The service charge is approximately £1,200.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor 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.

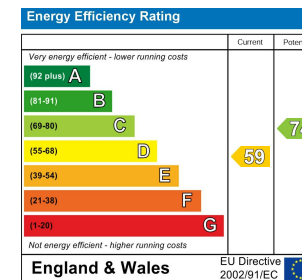
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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## Area Map



## Energy Efficiency Graph



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