



OAKFIELD



King Edwards Parade, Eastbourne, BN21 4BX

Price Guide £350,000



King Edwards Parade, Eastbourne, BN21 4BX

PRICE GUIDE: £350,000 - £400,000

Occupying an enviable fifth-floor position within the well-maintained Grand Court, this spacious three-bedroom apartment enjoys a superb seafront location along King Edwards Parade, with breathtaking views across the English Channel and towards the Sussex Downs.

The property is accessed via a communal entrance with lift serving all floors and has been well maintained by the current vendors. Upon entering the apartment, you are welcomed into a generous living and dining area, with the standout feature being the private balcony overlooking the seafront. From the comfort of the sofa, you can enjoy uninterrupted sea views, making this a truly special space to relax and unwind.

The recently replaced kitchen is positioned to the rear of the apartment and provides access to a second private balcony, offering a completely different outlook across the beautiful Sussex Downs. This additional outdoor space is a fantastic feature and provides plenty of flexibility for enjoying the morning or afternoon sun.

There are three well-proportioned double bedrooms, providing excellent accommodation for families, those looking for a coastal retreat or buyers requiring additional space for guests or a home office. The property is completed by a well-appointed shower room.

Situated directly on Eastbourne's iconic seafront, Grand Court is ideally positioned for enjoying the town's wide range of amenities, with the promenade, beach, restaurants, cafés and local attractions all within easy reach.

A spacious and well-presented apartment in an exceptional seafront position, offering three double bedrooms, two private balconies and truly spectacular coastal views. An early viewing is highly recommended to fully appreciate the position, outlook and accommodation on offer.





Sitting/Dining Room

25'10" x 14'7" (7.87m x 4.45m)

Kitchen

13'1" x 8'1" (3.99m x 2.46m)

Bedroom One

16'4" x 12'4" (4.98m x 3.76m)

Bedroom Two

11'7" x 7'9" (3.53m x 2.36m)

Bedroom Three

13'2" x 9'7" (4.01m x 2.92m)

Shower Room

WC

Council Tax Band F - £3883.96 Per Annum

Lease Information

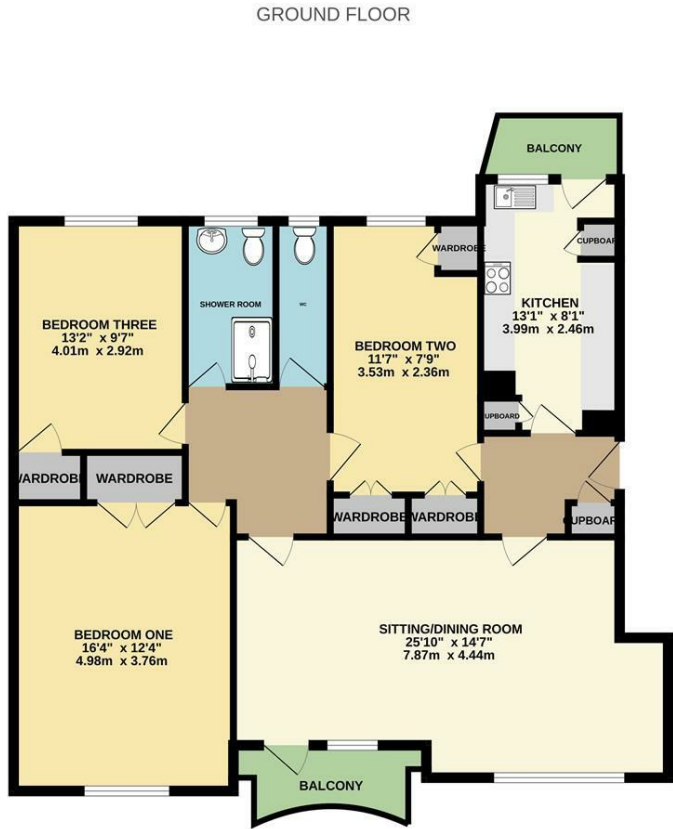
The seller advises that the property is offered with a share of the freehold, with a 999-year lease commencing in 1989.

The service charge is payable quarterly. The charge was £1,298.87 for the previous quarter, with the charge for June 2026 to September 2026.

The agent has not had sight of documentation confirming the above details. The buyer is therefore advised to obtain independent verification from their solicitor or surveyor.



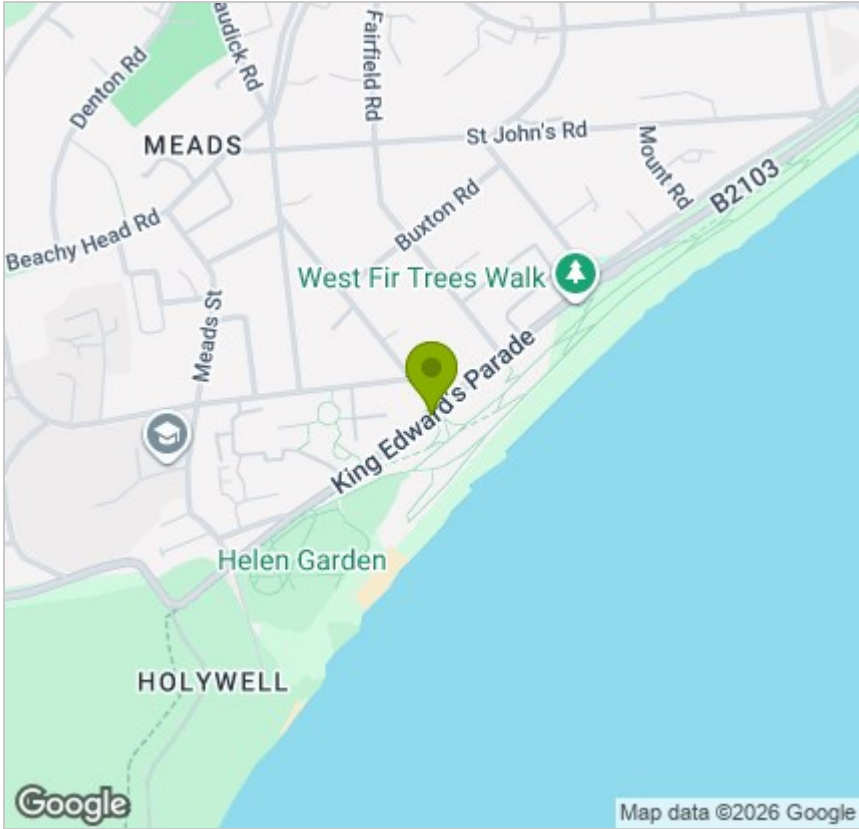
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 92 plus A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <i>Not energy efficient - higher running costs</i>		77	77
England & Wales		EU Directive 2002/91/EC	