



OAKFIELD



Trinity Place, Eastbourne, BN21 3DA

Price Guide £190,000



## Trinity Place, Eastbourne, BN21 3DA

GUIDE PRICE: £190,000 - £200,000

Situated on the first floor of a well maintained, purpose built block with lift access, this attractive two bedroom apartment enjoys an enviable position just a short stroll from Eastbourne seafront.

The accommodation is well proportioned and thoughtfully arranged, comprising two generous double bedrooms, both benefiting from built in wardrobes. The apartment further offers a modern fitted shower room alongside a separate WC, adding everyday practicality. The entrance hall provides ample built in storage, ideal for keeping the living space clutter free.

The modern fitted kitchen is well equipped with integrated appliances including a gas hob, oven, microwave and dishwasher, making it both functional and stylish. The bright and airy living room is a real highlight, filled with natural light from front facing windows and offering direct access onto a private balcony with sea views, perfect for relaxing or enjoying the coastal air.

Additional benefits include gas central heating, double glazing throughout and off road parking for one vehicle. This property would make an ideal main residence, second home or investment, combining comfortable living with a highly sought after seaside location.





### Lounge

4.46 x 3.31 (14'8" x 10'10")

### Kitchen

2.67 x 4.02 (8'9" x 13'2")

### Bedroom One

4.12 x 2.73 (13'6" x 8'11")

### Bedroom Two

2.92 x 2.26 (9'7" x 7'5")

### Shower Room

1.61 x 1.57 (5'3" x 5'2")

### Utility Cupboard

1.58 x 1.53 (5'2" x 5'0")

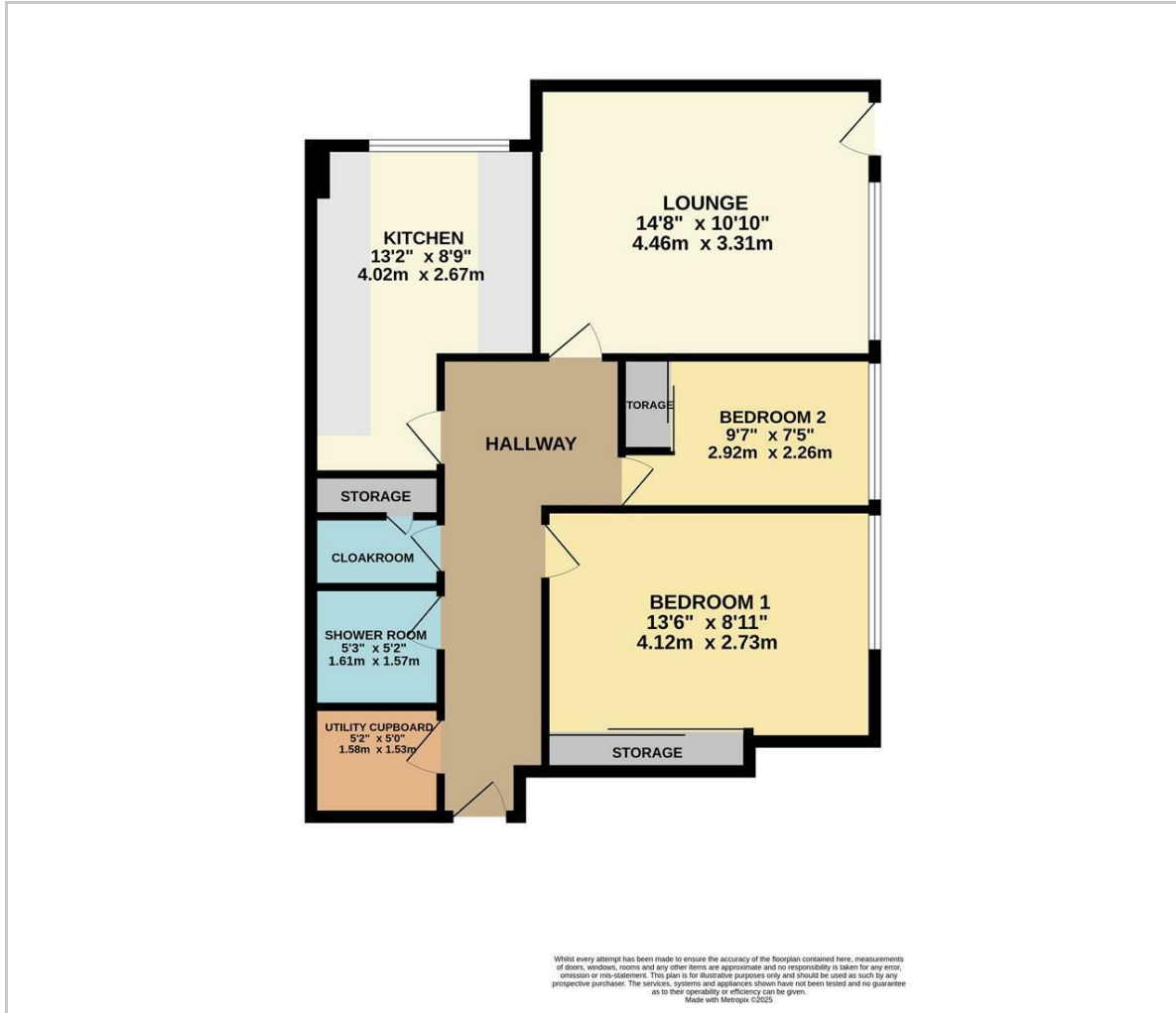
### Council Tax Band C - £2148

### Lease Information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 965 years remaining on the lease. The service charge is approximately £3,200 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.

## Area Map



## Energy Efficiency Graph

