



We are excited to offer to the market this seafront facing one bedroom ground floor purpose built apartment. What a great opportunity to live in the sought after Langney Point area of Eastbourne, with the seafront on your doorstep. This home has been improved by the current owner, has a lovely bright southerly outlook over communal gardens and to the promenade and is considered to be well presented throughout with the advantage of allocated parking. Benefits include replacement double glazed windows, and replaced hot water tank, the heating in the property is electric and some heaters have also been renewed. The kitchen is refitted and is extremely spacious and well equipped and the living / dining room has the lovely outlook. There is a good sized bedroom with space for wardrobes, free standing or built in and a luxury refitted bathroom. The communal gardens are arranged to the front and side of the building and are beautifully maintained, and the allocated parking space is adjacent to the front entrance.

**Guide Price £180,000-£190,000**  
**Tenure Share Of Freehold | Council Tax Band- B**



## Entrance Hall

New double glazed windows throughout. Door to front. Entry phone system. Deep built in cupboard housing recently replaced hot water tank. Carpeted. Telephone point. Electric heater.

## Living/Dining Room - 4.65m x 3.4m (15'3" x 11'2")

Double glazed window to front. Two electric heaters. Carpeted. TV point. Coved ceiling.

## Kitchen - 3.51m x 2.11m (11'6" x 6'11")

Double glazed window to side. Laminate flooring and partially tiled walls. Coved ceiling. Fully fitted with a range of modern wall and base units with plumbing for washing machine & fridge/freezer and space for tumble dryer/dishwasher. Built in single electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner electric hob with fitted stainless steel cooker hood.

## Bedroom One - 3.07m x 2.84m (10'1" x 9'4")

Double glazed window to front. Space for wardrobes. Electric heater. Carpeted. Coved ceiling.

## Bathroom

Laminate flooring and partially tiled walls. Chrome towel rail. Modern suite comprising of bath with mixer taps and shower over with fitted glass screen, wash hand basin and W.C. with concealed cistern.

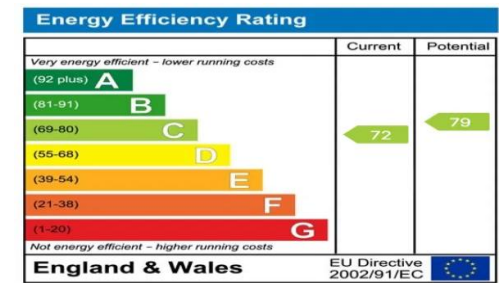
## Allocated Parking

One allocated parking space.

## Communal Gardens

Lease- 999 Years From December 1987

Service Charge- £750 every 6 months



## Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas None**

**Electricity Mains**

**Primary Heating** Electric heaters

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



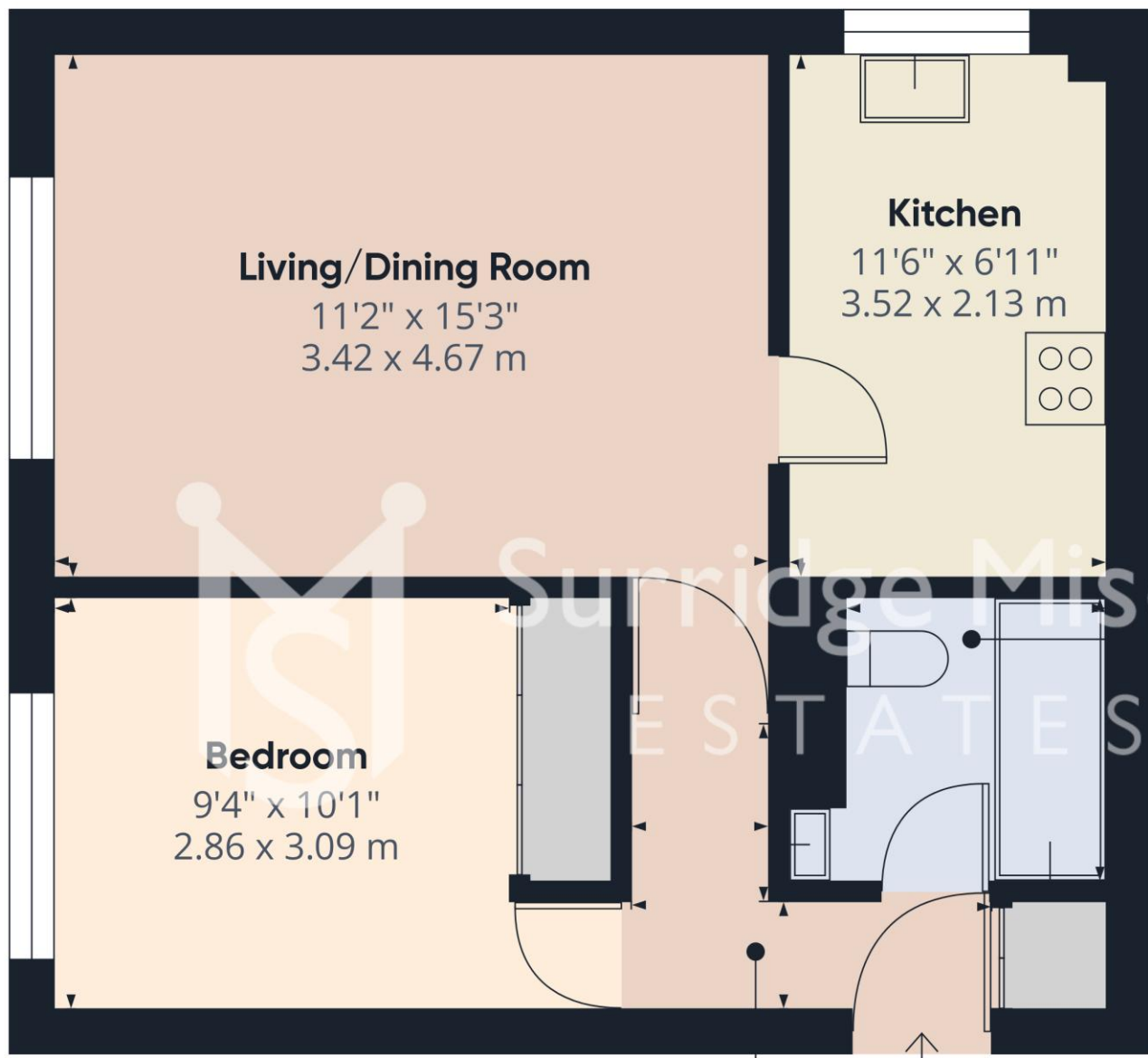
01323 460617

[info@surridgemison.com](mailto:info@surridgemison.com)

[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



**Bathroom**  
5'11" x 5'11"  
1.81 x 1.82 m

**Entrance Hall**  
2'9" x 7'9"  
0.84 x 2.37 m

**Approximate total area<sup>(1)</sup>**  
448.21 ft<sup>2</sup>  
41.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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