



**Flat 1, 26 Bedfordwell Road,  
Eastbourne, East Sussex, BN21 2BQ  
£215,000**

**Rager & Roberts**



**Flat 1, 26 Bedfordwell Road, Eastbourne, East Sussex, BN21 2BQ**

# An immaculately presented and spaciouly proportioned purpose built ground floor apartment set within attractively maintained and electronically gated grounds.

large entrance hall • 18' sitting/dining room • kitchen with fitted appliances • 2 large double bedrooms including master suite with large shower room/wc bathroom/wc • gas fired central heating and double glazing • allocated parking space within private gated grounds

## Description

An immaculately presented and spaciouly proportioned purpose built ground floor apartment set within attractively maintained and electronically gated grounds. Conveniently placed for the amenities of the town centre the apartment forms part of a relatively recently constructed development designed for economic running costs resulting with attractively low outgoings. Only an internal inspection will convey the high merit of this particular apartment. **Available with no onward chain.**

## Location

This attractively designed development is extremely well placed for ease of access to the town centre and mainline railway station. As well as the new Beacon shopping centre the amenities of the town include popular theatres and one of the finest Victorian seafronts on the south coast. There are mainline rail services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include 3 principal golf course and one of the largest sailing marinas on the south coast.

The property is approached by the communal front garden and front door with entry phone system to

**Communal Entrance Hall** with Front Door to

**Large Entrance Hall** with entry phone system, radiator, cupboard housing the Mega Flo pressurised hot water cylinder, **large cloaks/storage cupboard** with radiator.

**Spacious Sitting/Dining Room** 18'4" x 11' (5.6m x 3.35m) with radiator and open plan with

**Kitchen** 10'2" x 8'8" (3.1m x 2.64m) equipped with extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, inset double bowl sink unit with mixer tap and matching brushed steel integrated appliances include the Electrolux electric oven and 4 ring gas hob with filter hood over, plumbing for washing machine and space for large fridge freezer.

**Master Bedroom Suite comprising Bedroom 1** 15' x 10'3" (4.57m x 3.12m) to include the depth of the wall to wall range of part mirror fronted wardrobe cupboards, radiator, garden aspect and door to

**Spacious Shower Room** with large shower unit with wall mounted shower fittings, wash basin, low level wc, radiator, part tiled walls, extractor fan and window.

**Bedroom 2** 15' x 9'4" (4.57m x 2.84m) into the widest recess with radiator.

**Bathroom** with panelled bath with mixer tap and shower fitting, wash basin and low level wc, radiator, part tiled walls, extractor fan.

## Outside

There are attractively maintained and mainly lawned gardens and grounds which are accessed by an electronic security gate system and are arranged to the front and rear of the property with the larger area of lawned garden to the rear securing an attractive southerly aspect. Private off road car parking space No.1/26.

Brick built Bicycle Store and Refuse Bin Store for the use of the residents.

**Tenure** We are advised that the property is held Leasehold

**Lease** 99 years from 2006 (to be confirmed)

**Maintenance** £1,219.10 pa (to be confirmed)

**Ground Rent** £250.00 pa (to be confirmed)

## TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

## OLD TOWN OFFICE


117 Green Street  
Eastbourne BN21 1RS  
Tel: 01323 419911  
Fax: 01323 641941

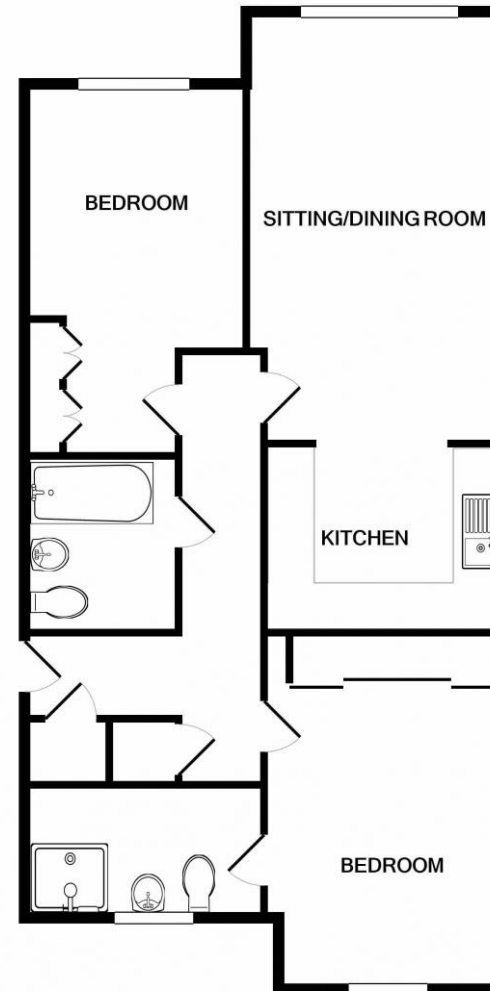
## ALFRISTON

1 North Street  
Alfriston BN26 5UG  
Tel: 01323 871171  
Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

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



TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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In most cases we use wide angle photography enabling more of the subject to be seen in one shot. The results might, in some situations, suggest the subject is larger than it actually is. Dimensions are given for more accurate guidance. We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.