



**Flat 7, Burlington House, 28-30 Burlington Place,  
Eastbourne, East Sussex, BN21 4BA  
£189,950**

**Rager & Roberts**



## A well presented 2 bedroom apartment with seaview situated adjacent to the seafront within walking distance of town centre.

entrance hall • open plan kitchen/sitting room • 2 double bedrooms  
bathroom and wc • gas fired central heating • passenger lift

### 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>		
(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	

### Description

A well presented 2 bedroom apartment with sea view situated adjacent to the seafront and within walking distance of the town centre. The property affords bright accommodation and is considered to be an ideal first time purchase, second home or possible investment opportunity. Available with no onward chain and an appointment to view is recommended.

### Location

Burlington Place is conveniently located for the seafront and adjacent theatres and restaurants whilst also being within walking distance of Eastbourne town centre with its range of shopping facilities which include the recently constructed Beacon shopping centre and main line railway services to London Victoria and to Gatwick. Surrounded by the South Downs National Park Eastbourne affords many recreational opportunities including one of the largest sailing marinas on the south coast.

Approached by communal lift or staircase leading to second floor with front door to

**Entrance Hall** with radiator, security entry phone system.

**Open plan Kitchen/Sitting Room** 18'8"x14' (5.7mx4.27m) with sea view, 2 radiators, kitchen area with working surfaces with drawers and cupboards below and matching cabinets over, stainless steel inset sink unit with mixer tap, Hotpoint four ring electric hob with Hotpoint electric oven over and filter hood above, plumbing for washing machine, plumbing for dishwasher, built in fridge and freezer.

**Bedroom 1** 13'2"x12'3" (4.01mx3.73m) maximum, cupboard housing Vaillant gas combination boiler, radiator.

Staircase leading down to

**Bedroom 2** 11'8"x9'5" (3.56mx2.87m) with radiator.

**Bathroom** with panelled bath and mixer tap with shower attachment, wash basin with mixer tap, low level wc, heated towel rail.

**Tenure** Leasehold with a Share of the Freehold

**Lease** 999 years from 2005 (to be confirmed)

**Maintenance** £694.50 twice yearly (to be confirmed)

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.