



Flat 17 Heatherleigh 63-66 Royal Parade, Eastbourne, East Sussex BN22 7FS



Step into this exquisite second-floor apartment, where unparalleled sea views and the historic Redoubt Fortress create a breathtaking backdrop. Nestled directly on the seafront, this spacious property boasts two double bedrooms, a main bathroom, and an en-suite. The light and airy living area offers stunning sea views, while the open-plan, stylish kitchen comes fully equipped with integrated appliances. Recently converted to a high standard, this property combines the charm of a traditional seafront appearance with a modern, up-to-date interior. All it needs now is a new owner to call it home.



Description

AP Estate Agents proudly present this wonderful apartment on Eastbourne seafront, completely refurbished only a few years ago this striking building looks fantastic with white washed walls and traditional red tile hung facade with contemporary railing and glass it has significant curb appeal. In this location you can literally cross the road and fully appreciate the miles of promenade the seafront has to offer. There are also pleasant gardens surrounding the Redoubt fortress to enjoy, with a bistro on your doorstep, its a wonderful place to live.

INSIDE THE PROPERTY

Step into this spacious apartment and be greeted by a long, hallway that seamlessly connects all the rooms. Recently converted, this home boasts a fresh, modern look with high-quality decor throughout. The oak doors add a touch of sophistication, while the stylish carpets and flooring exude a sense of luxury. Every detail has been carefully considered to create a warm and inviting atmosphere. This is more than just an apartment; it's a place you'll be proud to call home.

Imagine waking up to breathtaking views of the Redoubt Fortress and the sea from your spacious living room. This room is bathed in natural light, thanks to a huge window that creates a bright and airy atmosphere. The open-plan design seamlessly connects the living room to a modern kitchen, equipped with an extensive range of units and top-of-the-line appliances, including an integrated fridge freezer, washer dryer, and dishwasher. The kitchen also features an eye-level oven and grill, a gas hob with an extractor above, and a sleek sink with a mixer tap. This apartment offers the perfect blend of comfort and style, making it an ideal home for those who appreciate quality and convenience.

Hosting guests will be a breeze in this apartment. The main bedroom offers the same stunning views as the living room and features a spacious en-suite bathroom with a shower cubicle, wash basin unit, and WC. The guest bedroom, located just down the hall, has access to the main bathroom, which includes a shower over the bath, a heated towel rail, a wash basin unit, and a WC. This setup ensures comfort and convenience for both you and your guests.



SERVICES: Mains Gas, electric, water and drainage

The service charge is charged at £655.64 every quarter, this covers cleaning of the communal areas, lift maintenance, communal lighting.

The Lease is 999 years from January 2021 (01/01/3020)

LOCATION

This apartment boasts a prime seafront location, directly opposite the historic Redoubt Fortress and the charming Glass House restaurant and lawns. Enjoy breathtaking sea views and miles of promenade for leisurely strolls. The vibrant coastal area often features pop-up trade stalls, especially around the pier, which is open to the public year-round. Additionally, the nearby Fisherman's Social Club hosts regular events and offers its members affordable drinks, snooker, darts, and pool.

The town center and shops are less than a mile drive away with a number of smaller businesses along Seaside road.

Hastings 16 miles away, Hailsham 8.9 miles away, Brighton 26 miles away, Gatwick airport 49 miles away.

DIRECTIONS: <https://w3w.co/mills.pizzas.satin>

Local Authority: Eastbourne

Services (not checked or tested): See above

Tenure: Leasehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Region of £274,250

Viewings

By Appointment Only

Disclaimer:

These particulars have been provided on the understanding that all negotiations on the property are conducted through AP Estate Agents. They do not constitute any part of an offer or contract. These particulars including any text, photographs, virtual tours and videos and plans are for the guidance of prospective purchasers only and represent a subjective opinion. They should not be relied upon as statements of fact about the property, its condition or its value. And accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

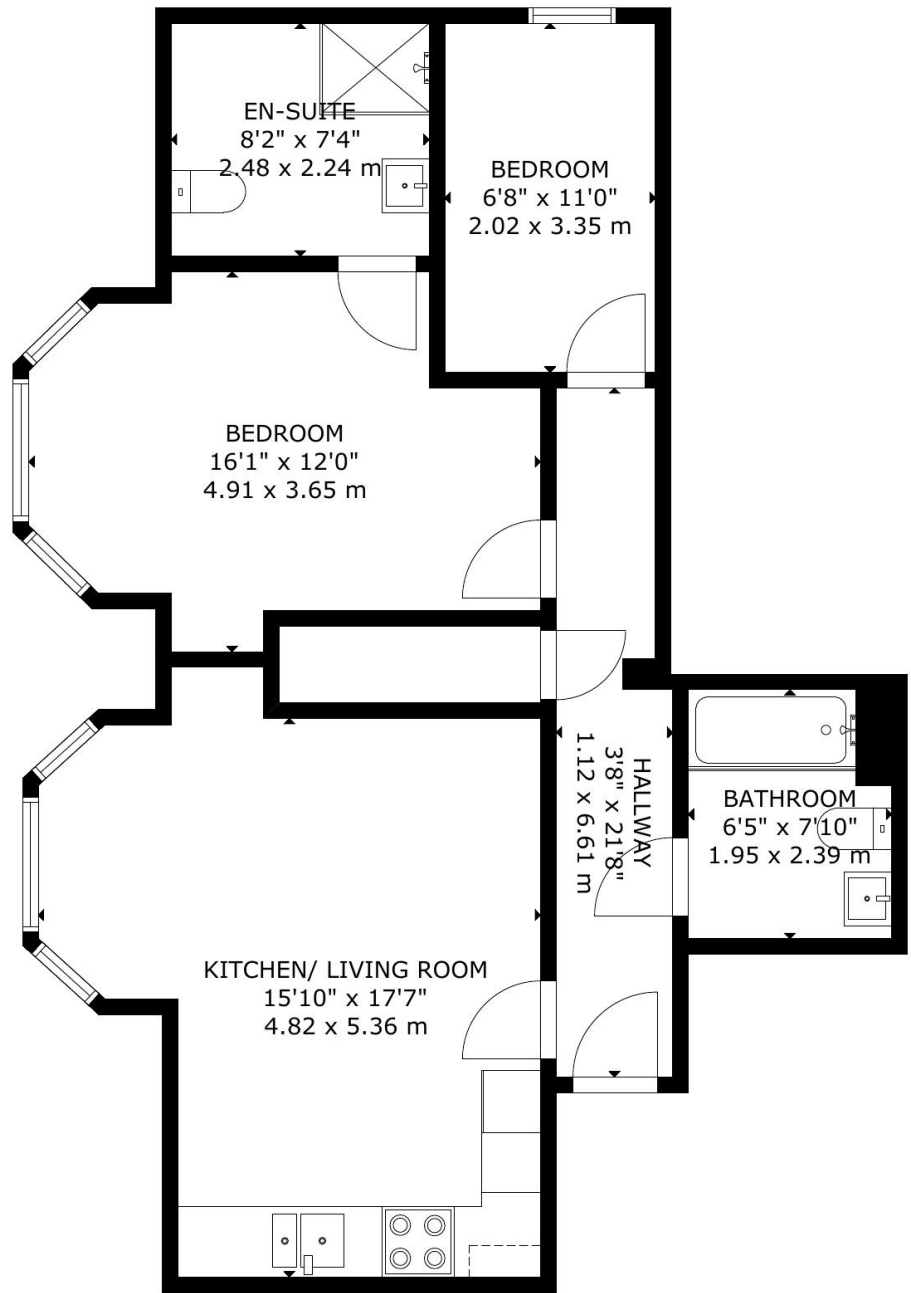
A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

AP Estate Agents strongly advises that a prospective purchaser should contact us to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property. AP Estate Agents is the trading name of AP Estate Agents Limited. Our registered office is 30/34 North Street, Hailsham, East Sussex, United Kingdom, BN27 1DW. Company number 14075380. Registered in England and Wales

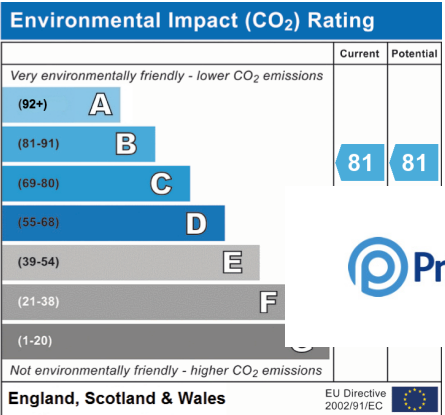
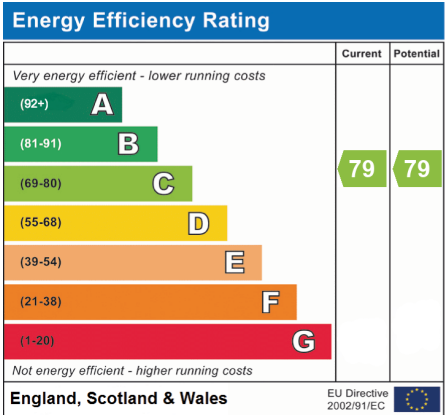
apestateagents.co.uk

Flat 17 Heatherleigh 63-66 Royal Parade, Eastbourne, East Sussex, BN22 7FS



GROSS INTERNAL AREA
TOTAL: 66 m²/706 sq ft
FLOOR 1: 66 m²/706 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



PrimeLocation.com

ZOOPLA

rightmove

naea | propertymark
PROTECTED