



Dene Court 10-12 South Street  
Eastbourne, BN21 4XF

£175,000



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Phil Hall Estate Agents brings to the market this well-presented and generously proportioned two-bedroom first floor flat, forming part of the desirable Dene Court development on South Street, Eastbourne. Ideally positioned within walking distance of the town centre, mainline railway station, and a wide range of local amenities, this property offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located and spacious home with the added benefit of private outdoor space.

The property is accessed via the communal entrance, with stairs rising to the first floor. Upon entering the flat, you are welcomed into a spacious entrance hall which serves as the central hub of the home, providing access to all principal rooms. The hallway also benefits from two built-in storage cupboards, offering practical solutions for everyday living.

To the rear of the property is the impressive living/dining room, a bright and airy space enhanced by a bay window that overlooks the private terrace. This room provides ample space for both comfortable lounge seating and a dining area, making it ideal for relaxing or entertaining guests. Its rear aspect ensures a pleasant outlook and a sense of privacy.

The separate kitchen is fitted with a range of base units and work surfaces. There is generous space for freestanding appliances including a washing machine, cooker, and fridge freezer. A particular highlight is the direct access from the kitchen onto the private sun terrace, seamlessly blending indoor and outdoor living.

Both bedrooms are positioned at the front of the property. The principal bedroom is especially spacious, offering plenty of room for bedroom furniture and additional storage if required. The second bedroom is also well-proportioned and could serve equally well as a guest room, home office, or nursery. The bathroom is fitted with a classic three-piece suite, comprising a panelled enclosed bath, low-level WC, and wash hand basin.





#### LOCATION, LOCATION, LOCATION

Dene Court is ideally situated on South Street in a highly sought-after central Eastbourne location, offering the perfect balance of convenience and coastal living. The property lies within comfortable walking distance of Eastbourne town centre, where an extensive range of high street shops, independent retailers, cafés, restaurants, and leisure facilities can be found.

Eastbourne's mainline railway station is also nearby, providing direct links to London, Brighton, and Gatwick, making the property particularly appealing for commuters. The area is well served by local bus routes, ensuring easy access to surrounding areas and neighbouring towns.

For those who enjoy the outdoors, Eastbourne's picturesque seafront and promenade are within easy reach, offering scenic coastal walks, beaches, and access to the South Downs National Park. The nearby parks and green spaces further enhance the appeal for those seeking a blend of town and country living.

The location also benefits from a variety of local amenities close at hand, including convenience stores, supermarkets, healthcare facilities, and well-regarded schools, making it suitable for a wide range of buyers.

Overall, South Street offers a prime residential setting in the heart of Eastbourne, combining accessibility, lifestyle, and convenience in one desirable location.

#### Communal Entrance

Stairs leading to the first floor landing

#### Entrance Hall

9'11 x 6'09 (3.02m x 2.06m)

#### Living Room/Dining Room

13'11 max x 12'08 into bay (4.24m max x 3.66m; 2.44m into bay)

#### Kitchen

10'10 x 6'10 (3.30m x 2.08m)

#### Bedroom One

14'03 x 10'02 (4.34m x 3.10m)

#### Bedroom Two

10'05 x 6'11 (3.18m x 2.11m)

#### Bathroom

6'03 x 5'04 (1.91m x 1.63m)

#### Sun Terrace

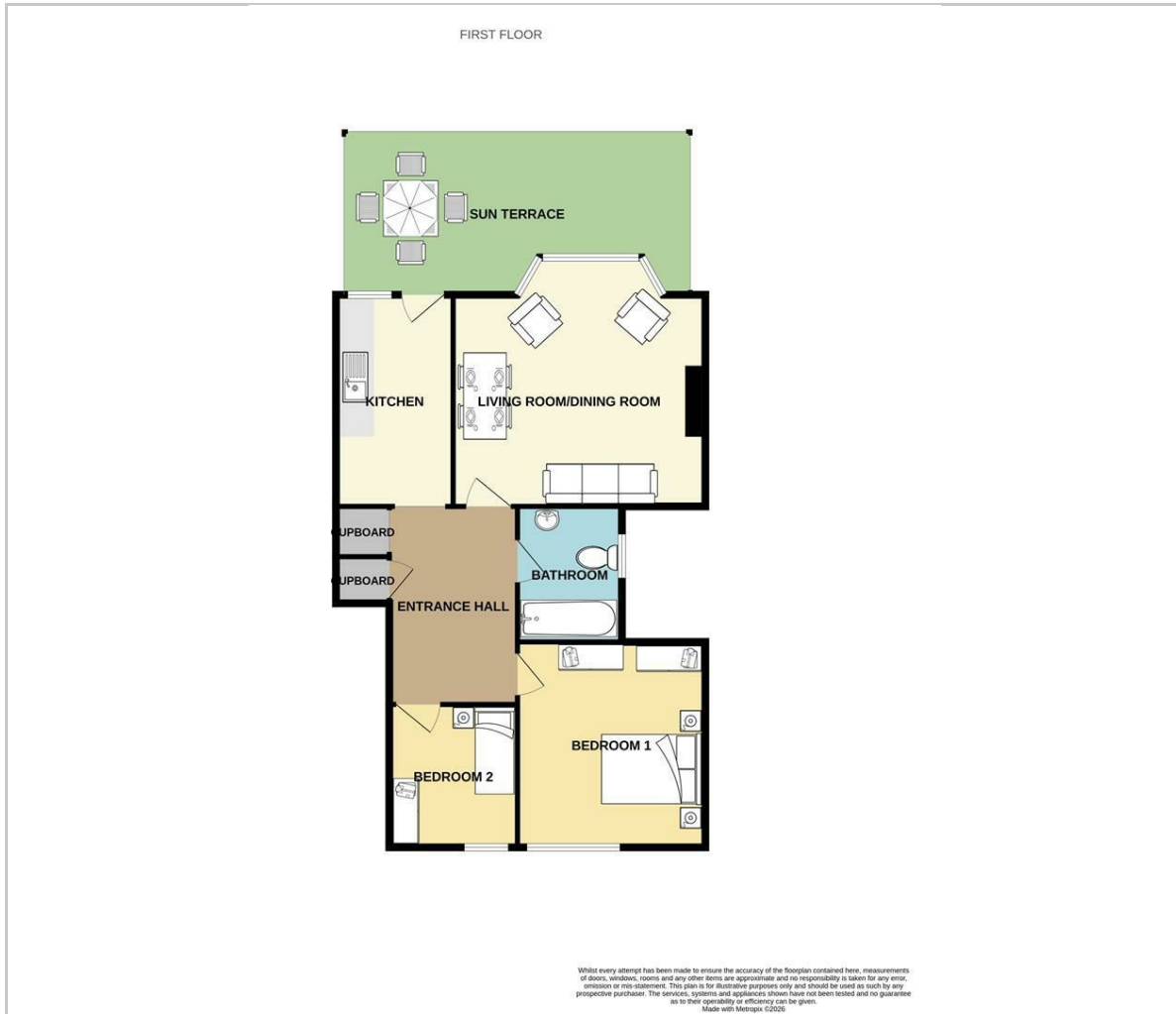
Externally, the private sun terrace is a true standout feature of the home. Enjoying a sunny aspect, it provides a tranquil space to unwind, dine al fresco, or entertain during the warmer months. Steps lead down from the terrace to the communal gardens, which are beautifully maintained and bordered by mature trees and shrubs, creating a secluded and peaceful environment for residents to enjoy.

#### Lease Information

We have been advised that the property is leasehold and that there is approx 94 years remaining on the lease, service charge £2,209 per annum and the ground rent is £250 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



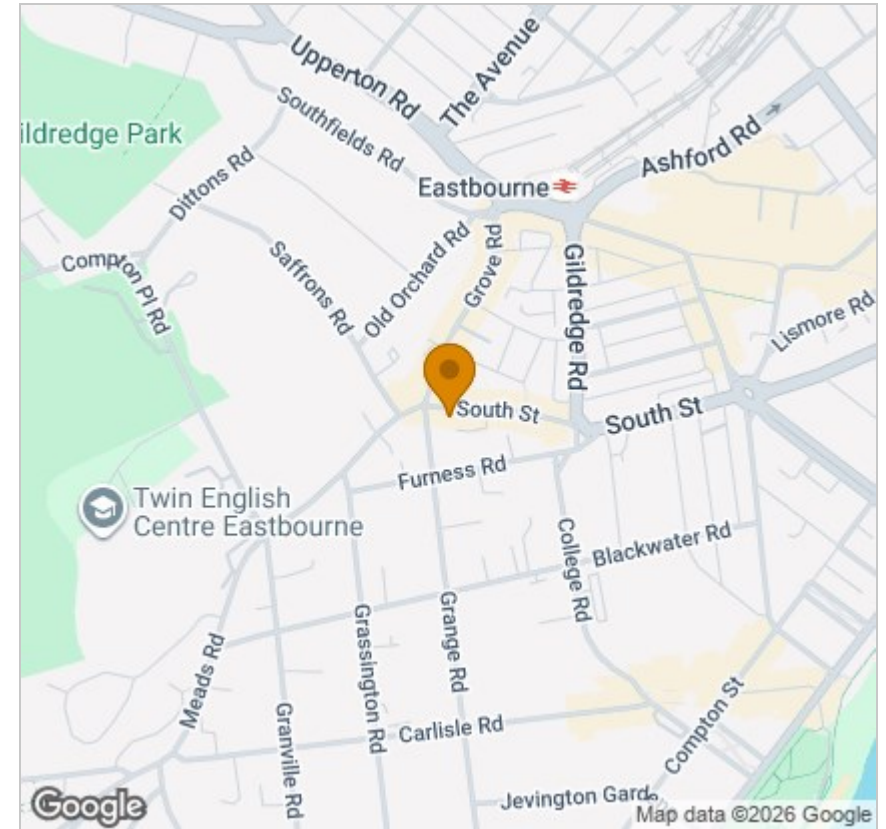
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
 Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

