



Marshall Court Parkfield Avenue
Eastbourne, BN22 9SG

£160,000



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Phil Hall Estate Agents brings to the market this spacious two double bedroom first floor apartment, ideally located in the popular Hampden Park area of Eastbourne, within a short walk of local shops, well-regarded schools, and Hampden Park train station, providing convenient transport links to Eastbourne, Brighton and London. The property also benefits from its own private section of garden, making it a rare opportunity for an apartment in this location.

Accessed via the communal entrance, stairs lead to the first floor, where the apartment's front door opens into a welcoming entrance hall.

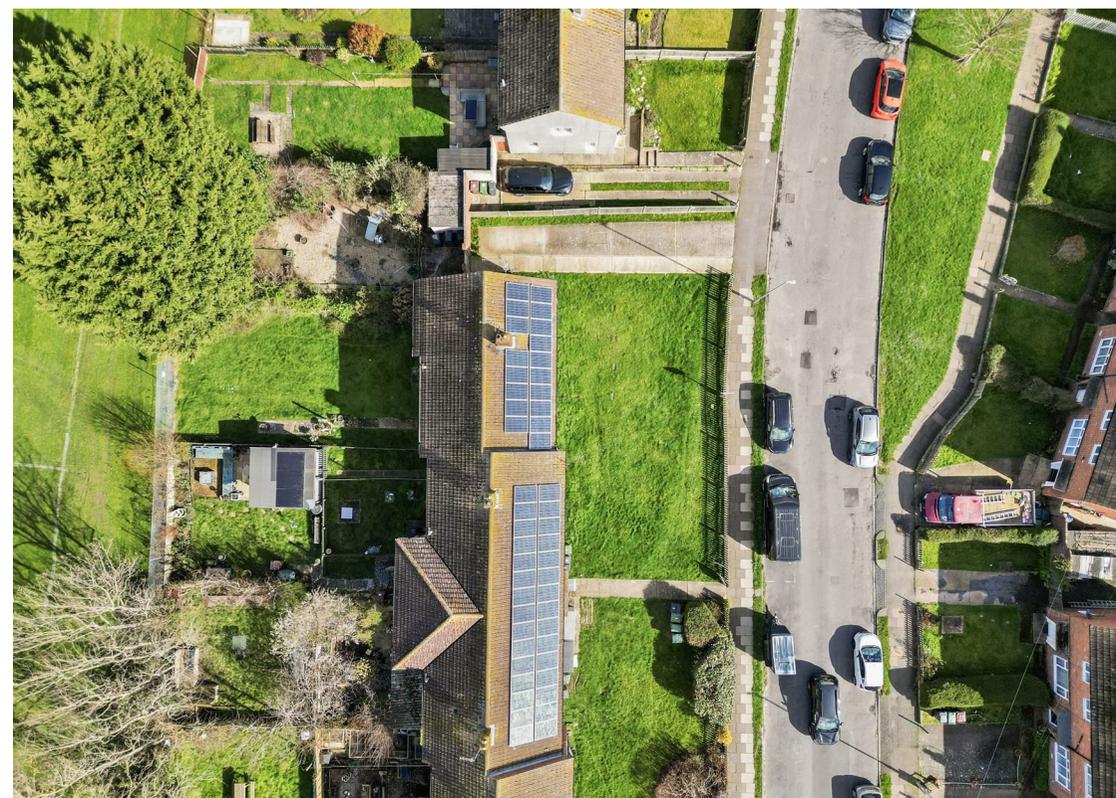
The living room is positioned to the front of the property and offers a generous amount of space, making it an ideal area for relaxing or entertaining. The room enjoys plenty of natural light and is large enough to comfortably accommodate a small dining table, if desired, providing flexibility for both everyday living and hosting guests.

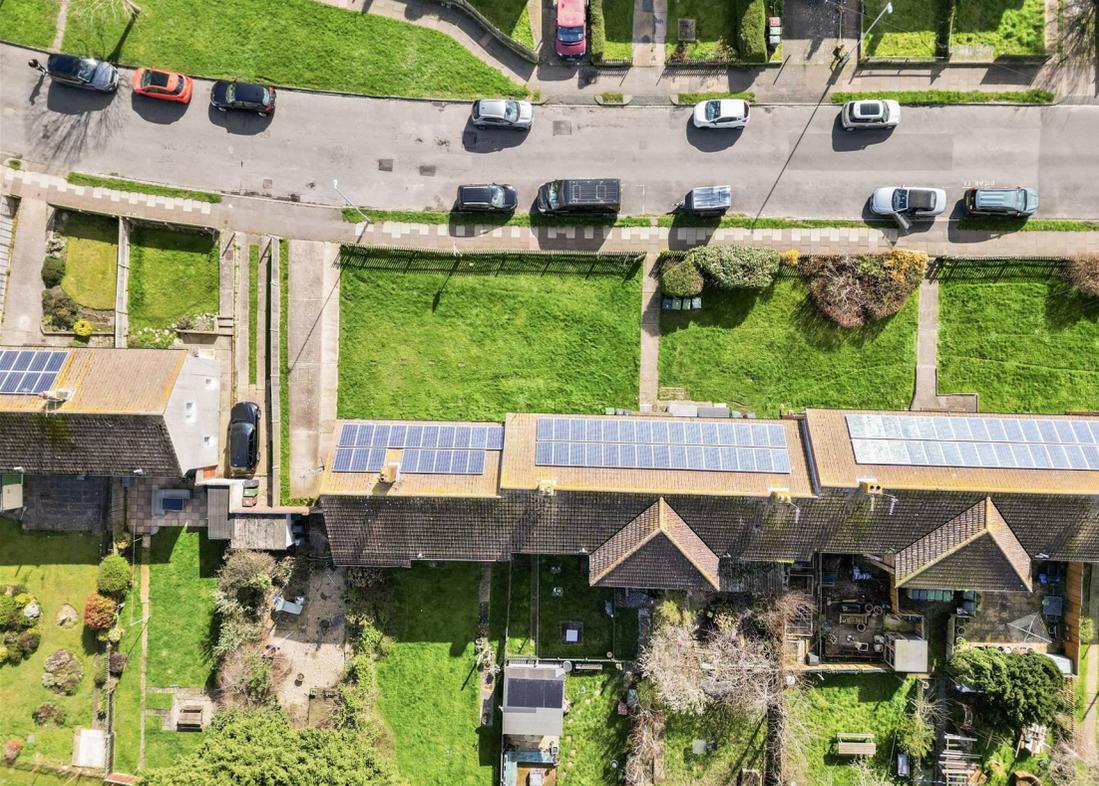
The separate kitchen is fitted with a range of wall-mounted and base units, offering ample storage and work surface space. There is also room for a selection of freestanding appliances, making it a practical space for cooking and meal preparation.

The apartment offers two well-proportioned double bedrooms. Bedroom one is located at the front of the property, while bedroom two overlooks the rear, creating a peaceful outlook and providing a comfortable space that could equally work well as a guest room, home office, or additional bedroom.

Completing the accommodation is the bathroom, which is fitted with a panelled enclosed bath and wash hand basin, while a separate cloakroom adds additional convenience for both residents and visitors.

A further benefit of the property is the excellent additional storage, with useful cupboards located within the ground floor rear hallway, which also provides access to the garden area.





LOCATION, LOCATION, LOCATION

Marshall Court is located in the popular Hampden Park area of Eastbourne, a well-regarded residential location known for its excellent convenience and community feel. The property is within easy walking distance of Hampden Park train station, providing direct rail links to Eastbourne, Brighton and London, making it ideal for commuters. A variety of local shops, supermarkets, cafés and everyday amenities can be found nearby, along with several well-regarded schools. The area also benefits from a number of parks and open green spaces, including Hampden Park itself, offering pleasant outdoor areas for walking and leisure. This convenient location makes it an attractive place to live for first-time buyers, professionals and downsizers alike.

Communal Entrance Hall

Stairs leading to the first floor

Entrance Hall

Living Room

13'3 x 12'3 (4.04m x 3.73m)

Kitchen

10'01 x 9'11 (3.07m x 3.02m)

Bedroom One

12'3 x 11'1 (3.73m x 3.38m)

Bedroom Two

12'3 x 9'10 (3.73m x 3.00m)

Bathroom

5'07 x 4'08 (1.70m x 1.42m)

Separate Cloakroom

Outside

Externally, the property enjoys a private section of garden, located at the bottom of the communal garden space. This secluded area provides a lovely outdoor retreat, offering a good degree of privacy and pleasant views across open playing fields and towards Hampden Park Sports Club. It is an ideal spot to relax, enjoy the outdoors, or entertain during the warmer months.

Lease Information

We have been advised that the property is leasehold and that there is approx 87 years remaining on the lease, service charge £620.52 per annum, ground rent is approx £10 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



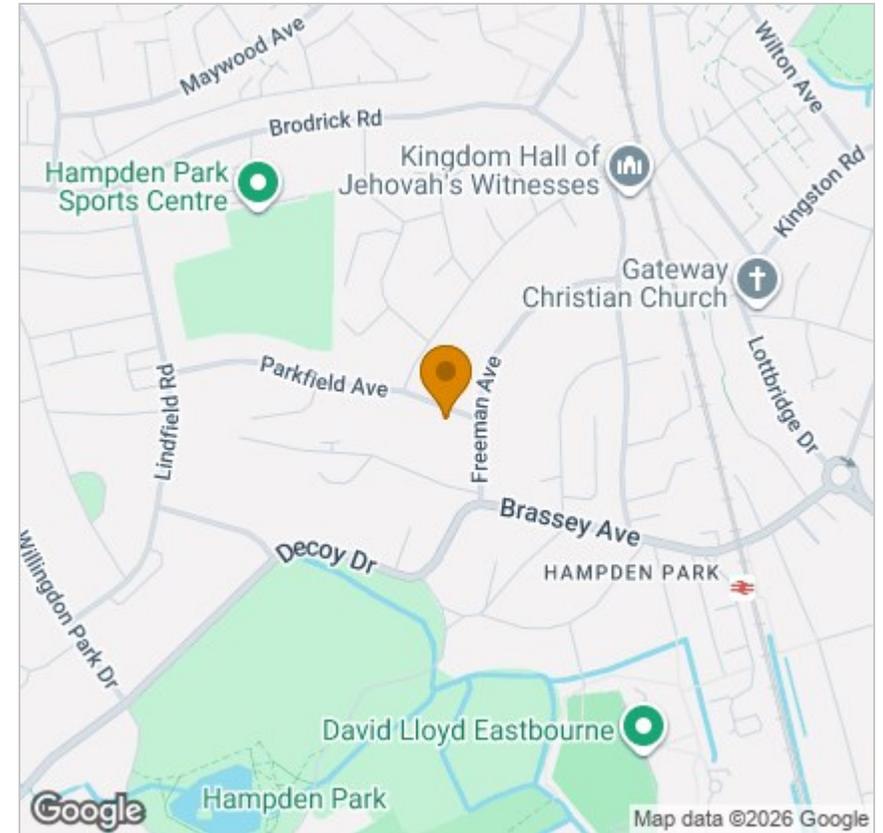
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

