



Flat 2 31 Lushington Road  
Eastbourne, BN21 4LG

Guide price £180,000



## Flat 2 31 Lushington Road

Eastbourne, BN21 4LG

Phil Hall Estate Agents brings to the market this spacious and beautifully presented two double bedroom top floor apartment on Lushington Road, Eastbourne. Recently redecorated throughout and featuring an improved bathroom, this property offers a fantastic opportunity for first-time buyers, investors, or anyone looking for a well-located seaside home. Positioned in one of Eastbourne's most sought-after roads, the apartment is within a short walk of the town centre, seafront, and mainline train station, combining convenience with coastal living. With the added benefit of being sold chain free, this property provides a straightforward and stress-free purchase.

Upon entering the communal entrance hall, stairs lead to the second floor, where the apartment's own entrance door opens into a welcoming hall providing access to all principal rooms. The apartment's layout has been cleverly designed to maximise space, with the generous living/dining room serving as the focal point of the home. This bright and airy space easily accommodates both lounge and dining furniture, making it ideal for entertaining or relaxed family living.

The separate kitchen, although compact, is well-appointed with a range of wall and base units, a work surface over, a built-in oven with electric hob, and space and plumbing for a washing machine. With a little imagination and subject to planning approval, the kitchen could potentially be opened into the living area to create a modern open-plan living space, further enhancing the apartment's appeal.

Both bedrooms are generously proportioned doubles, with the main bedroom enjoying a rear-facing aspect, offering peace and quiet, while the second bedroom is front-facing, benefiting from natural light. The recently improved bathroom is fitted with a contemporary three-piece white suite and provides excellent space, making it both practical and stylish.





#### LOCATION, LOCATION, LOCATION

Lushington Road is situated in one of Eastbourne's most sought-after residential areas, offering the perfect combination of convenience, coastal charm, and accessibility. The apartment is just a short stroll from Eastbourne town centre, where a wide range of shops, boutiques, cafes, and restaurants provide everything you need for day-to-day living.

For those who enjoy the outdoors, the famous Eastbourne seafront and promenade are within easy walking distance, offering scenic walks, recreational activities, and stunning views of the English Channel. Sovereign Harbour, with its marina, waterside dining, and leisure facilities, is also nearby, adding to the area's appeal for both residents and visitors.

Eastbourne's mainline train station is within close proximity, providing direct links to London and other key destinations, making the location ideal for commuters. The town is also well-served by local bus routes and road networks, ensuring excellent connectivity throughout the region.

In addition to its convenience, the area around Lushington Road is highly desirable for its peaceful, residential character. Tree-lined streets, period properties, and a strong sense of community make it a popular choice for families, professionals, and retirees alike. With local parks, schools, and amenities close by, this location combines practicality with a relaxed seaside lifestyle, offering the best of Eastbourne on your doorstep.

#### Communal Entrance Hall

Stairs leading to the second floor landing

#### Entrance Hall

#### Living Room/Dining Room

14'04 x 14'00 max (4.37m x 4.27m max)

#### Kitchen

8'07 max x 6'03 (2.62m max x 1.91m)

#### Bedroom One

14'01 max x 13'05 (4.29m max x 4.09m)

#### Bedroom Two

12'11 x 9'00 (3.94m x 2.74m)

#### Bathroom

8'11 x 6'02 (2.72m x 1.88m)

#### Lease Information

The seller advises that the property is offered as leasehold with 900 years from 28th August 1987. The service charge is on an "as and when" basis with the ground rent being Peppercorn. 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



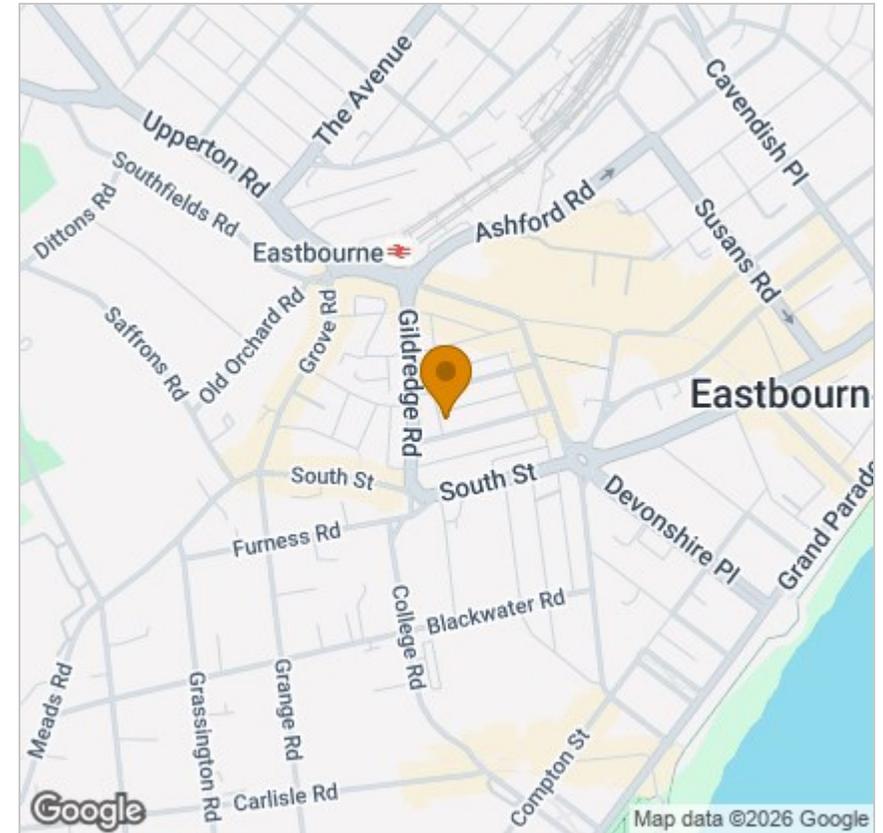
## Viewing

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

