



Flat 8 Lea House 1 Mill Road
Eastbourne, BN21 2LY

£200,000



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Phil Hall Estate Agents brings to the market this spacious and well-presented two-bedroom, two-bathroom first floor purpose-built apartment, ideally situated in the highly desirable Upperton area of Eastbourne. Offered with no onward chain, this property presents an excellent opportunity for buyers seeking a comfortable and conveniently located home with generous living accommodation and excellent potential.

Upon arrival, the building is accessed via a secure entry phone system, providing both privacy and peace of mind. The well-maintained communal entrance hall creates a welcoming first impression, with the added convenience of both stairs and a lift rising to the first floor. Stepping into the apartment, you are greeted by a spacious entrance hall which serves as the central hub of the home, providing access to all rooms and offering a sense of flow and proportion throughout.

The standout feature of the property is undoubtedly the impressive living/dining room. This expansive space has been thoughtfully arranged to provide clearly defined areas for both relaxing and entertaining, making it ideal for modern living. The room benefits from excellent natural light and enjoys direct access onto a private balcony, which offers pleasant views over the rear communal gardens.

Positioned just off the entrance hall, the separate kitchen is both practical and functional. While it is presented in clean and tidy condition, it offers scope for updating, allowing prospective buyers the opportunity to personalise the space to their own taste and style. The kitchen is well-equipped with a range of integrated appliances including a fridge, freezer, dishwasher, washing machine, and a cooker with gas hob, ensuring it meets the needs of everyday living.

The apartment boasts two generously sized bedrooms, both of which benefit from fitted wardrobes, providing ample storage solutions. The main bedroom benefits from an ensuite shower room whilst there is also a separate bathroom.





LOCATION, LOCATION, LOCATION

The property is situated within the highly sought-after Upperton area of Eastbourne, a popular residential location favoured for its excellent convenience and accessibility. Mill Road is ideally positioned for easy access to Eastbourne town centre, where an extensive range of shops, restaurants, cafés, and leisure facilities can be found, along with the town's award-winning seafront and promenade.

Eastbourne railway station is also within close proximity, offering regular direct services to London, Brighton, and Gatwick, making the property particularly appealing for commuters. Eastbourne District General Hospital is conveniently nearby, while the surrounding area is well served by a variety of highly regarded local schools for all age groups.

For those who enjoy outdoor pursuits, the stunning South Downs National Park is just a short drive away, providing miles of scenic countryside, walking routes, and breath-taking views. The location further benefits from excellent transport links, allowing straightforward access in and out of Eastbourne via the A22 and surrounding road networks, making it ideal for both everyday convenience and travel further afield.

Communal Areas

Lift or stairs leading to the first floor

Private Entrance Hall

Living Area

16'06 x 11'05 (5.03m x 3.48m)

Dining Area

11'02 x 6'11 (3.40m x 2.11m)

Kitchen

8'00 x 7'00 (2.44m x 2.13m)

Bedroom One

12'04 into bay x 10'08 (3.76m into bay x 3.25m)

Ensuite

7'01 x 3'08 (2.16m x 1.12m)

Bedroom Two

8'11 x 7'09 (2.72m x 2.36m)

Bathroom

7'09 x 7'01 (2.36m x 2.16m)

Outside

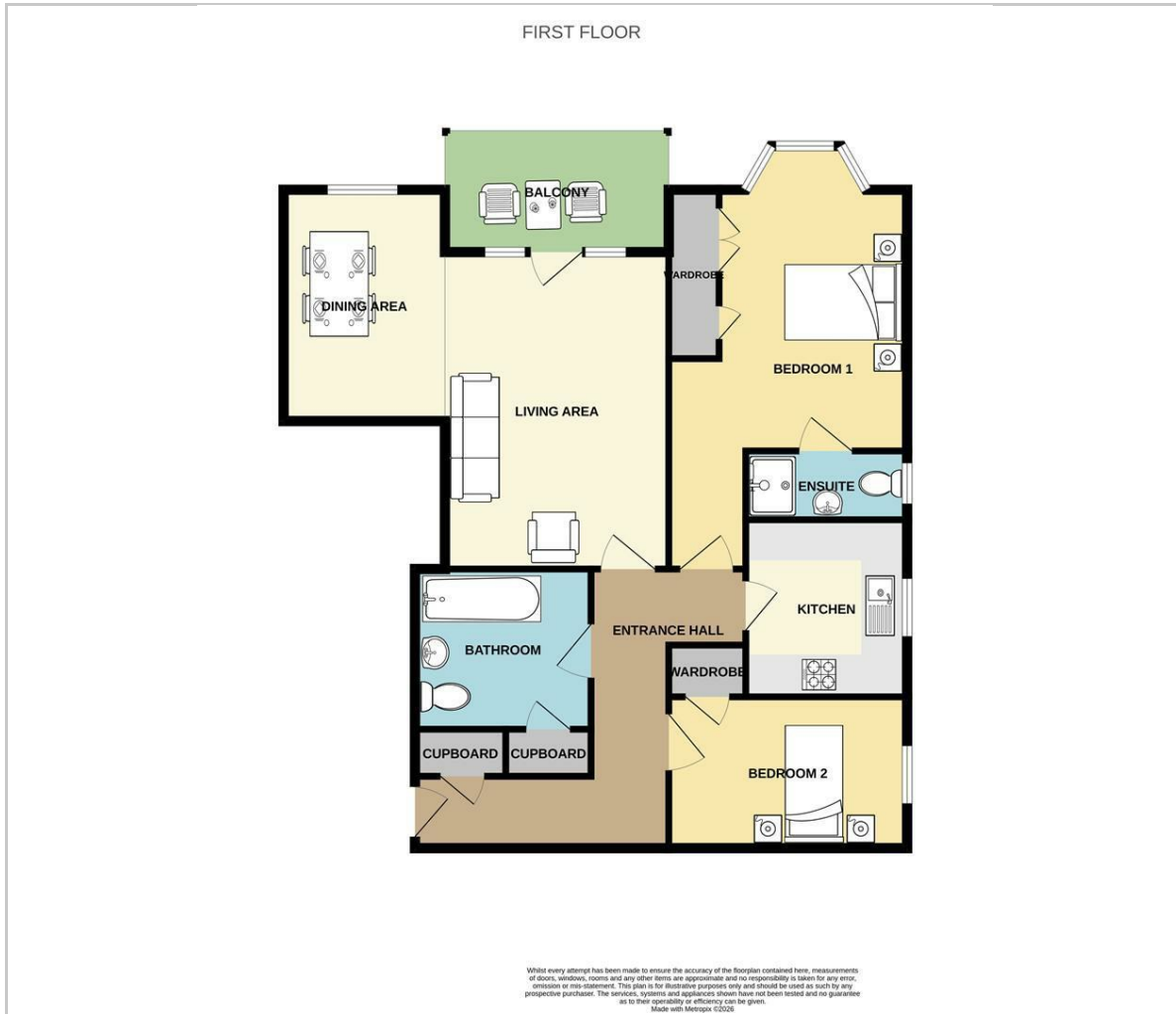
Externally, the property continues to impress with its well-maintained communal gardens, predominantly laid to lawn and located to the rear of the building. These gardens offer a pleasant and peaceful environment for residents to enjoy. In addition, the property benefits from a garage situated in a nearby block, providing valuable off-road parking or additional storage space.

Overall, this property combines generous internal accommodation, desirable outdoor space, and a prime residential location. With no onward chain and excellent potential for further enhancement, it represents a fantastic opportunity for a wide range of buyers including downsizers, first-time purchasers, or those seeking a well-located property.

Lease Information

We have been advised that the property is share of freehold and that there is approx 964 years remaining on the lease, service charge £3,000 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



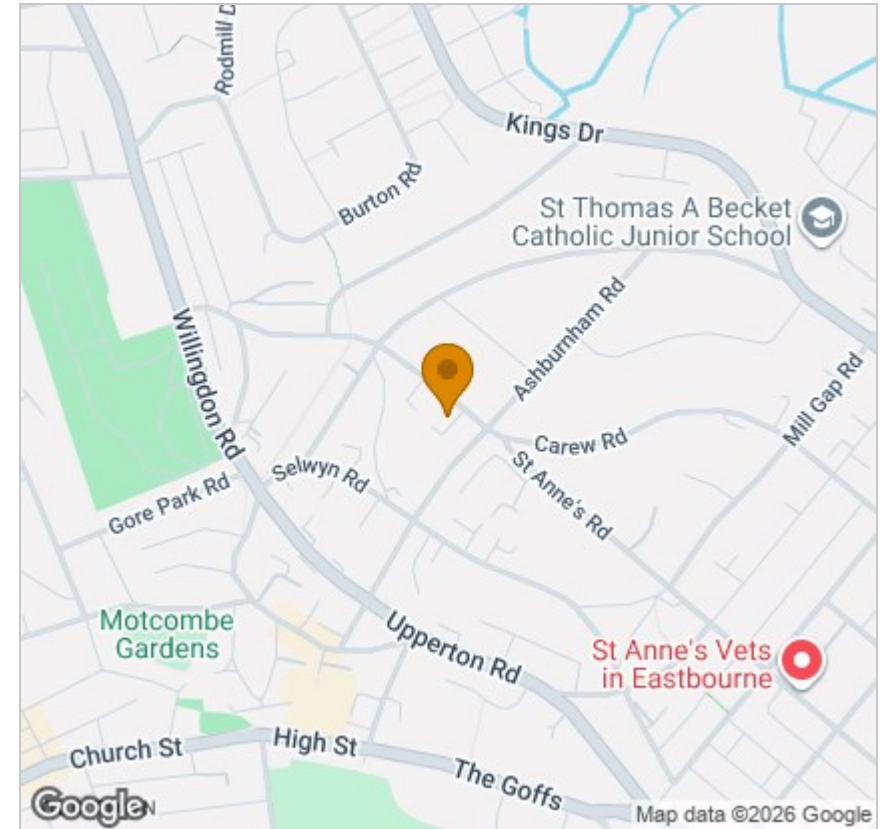
Viewing

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

