



Flat 1 41 Langney Road
Eastbourne, BN21 3QD

£125,000



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Phil Hall Estate Agents welcomes to the market this delightful apartment situated in a highly convenient location on Langney Road. This one-bedroom lower ground floor flat presents a fantastic opportunity for first-time buyers, investors, or those looking for a home within easy reach of Eastbourne's bustling town centre, mainline train station, and stunning seafront. With the added benefits of a private entrance and a fully enclosed courtyard garden, this property offers both privacy and practicality.

As you approach the property, you enter through its private front door into a small entrance hall, which leads directly into the spacious living room. This well-proportioned space provides ample room for both relaxation and dining, offering versatility for various layouts to suit personal taste.

Leading off the living area, an inner hallway provides access to the rest of the accommodation. The first door on the right opens into the double bedroom, which overlooks the enclosed courtyard garden, allowing for a peaceful and quiet retreat. The room offers generous space for bedroom furniture, and the window allows plenty of natural light to filter through.

Further down the hall, the bathroom is fitted with a panel-enclosed bath, a close-coupled WC, and a wash hand basin. While functional and presentable, the bathroom offers scope for modernisation to add a contemporary touch.

At the rear of the property, the kitchen is fitted with a selection of wall and base units, providing ample storage and worktop space. A built-in oven and hob are included, along with designated spaces for a washing machine and an under-counter fridge. From the kitchen, a door leads directly out to the private courtyard garden, creating a seamless transition between indoor and outdoor living.





LOCATION, LOCATION, LOCATION

Ideally situated in the heart of Eastbourne, Langney Road offers a perfect balance of coastal charm and urban convenience. Just a short walk from the town centre, train station, and seafront, residents enjoy easy access to shops, cafes, restaurants, and essential amenities, including The Beacon Shopping Centre and Eastbourne's famous pier and promenade.

For commuters, Eastbourne Train Station provides direct links to London, Brighton, and Hastings, while excellent road and bus connections make travel effortless. The area also boasts fantastic leisure options, including Princes Park, Sovereign Harbour, and the South Downs National Park, perfect for outdoor enthusiasts.

With its vibrant community, scenic coastline, and year-round events like the Airbourne International Air show, Langney Road is an ideal place to live, combining seaside tranquillity with modern convenience.

Entrance Hall
4'07 x 2'05 (1.40m x 0.74m)

Living Room
14'06 x 11'08 (4.42m x 3.56m)

Inner Hall

Kitchen
9'02 x 5'08 (2.79m x 1.73m)

Bedroom
12'01 x 11'06 max (3.68m x 3.51m max)

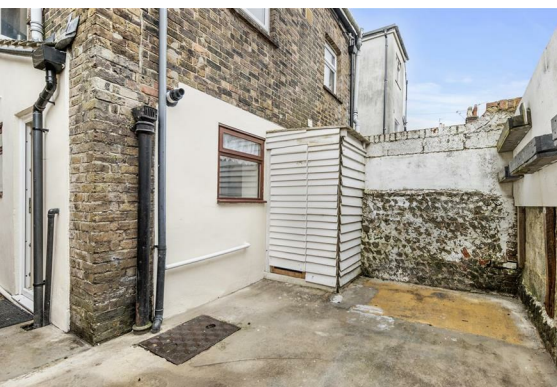
Bathroom
6'03 x 5'03 (1.91m x 1.60m)

Outside

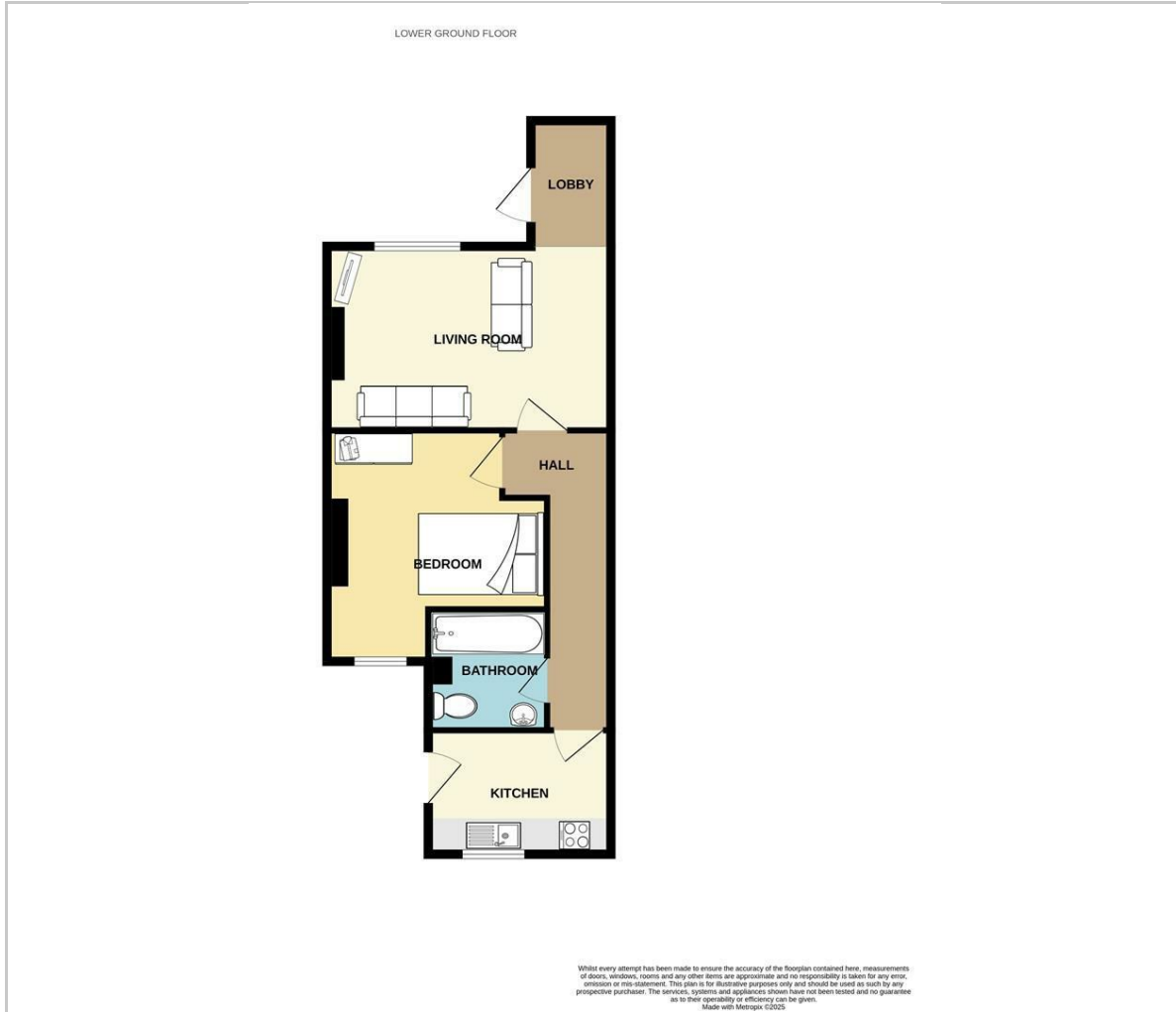
A standout feature of this property is the fully enclosed private courtyard garden, offering a secluded outdoor area that can be transformed into a charming space for entertaining, dining, or simply unwinding. With some creative landscaping, this area has the potential to become a delightful extension of the home.

Lease Information

We have been advised that the property is leasehold, with a right to manage option available, there will be an extended lease added on the property taking the lease to approx 160 years, service charge £1200 per annum, ground rent is £75 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.

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Area Map



Energy Efficiency Graph

