



Flat 1 Eastwood House 9 Chiswick Place
Eastbourne, BN21 4NL

£350,000



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Phil Hall Estate Agents brings to the market this beautifully presented and deceptively spacious two double bedroom lower ground floor apartment, forming part of the sought-after Chiswick Place in Eastbourne. Offering an exceptional combination of space, privacy, and location, the property further benefits from two bathrooms, a private entrance, private gardens, and an allocated parking space. Perfectly positioned within yards of Eastbourne seafront, town centre, and mainline train station, this impressive home delivers coastal living with everyday convenience.

The apartment is presented in excellent decorative order throughout and enjoys a rare sense of seclusion, enhanced by its own private front door. Upon entry, you are welcomed into a striking entrance hall that immediately sets the tone for the quality and character on offer. Featuring floor-to-ceiling bookcases, ample built-in storage, and access to all principal rooms, this space is both practical and visually impressive.

The living room is generously proportioned and full of character, enjoying a front-facing bay window fitted with elegant shutters that allow natural light to flood the room while maintaining privacy. A feature fireplace acts as a focal point, creating a warm and inviting setting ideal for both relaxation and entertaining.

Positioned to the rear of the apartment is a superb kitchen/dining room that blends functionality with lifestyle living. The kitchen area is fitted with a comprehensive range of wall and base units with work surfaces over and includes a built-in oven, gas hob with extractor hood, integrated fridge freezer, and slimline dishwasher. A step up leads into the dining area, which provides direct access to the private rear garden and also opens to the side courtyard garden, making it an ideal space for indoor-outdoor entertaining.





Further enhancing the practicality of the property is a separate utility room, offering space and plumbing for a washing machine and tumble dryer, room for an additional freezer if required, and further general storage—an increasingly rare and valuable feature within apartment living.

Both bedrooms are true doubles and are thoughtfully arranged to maximise comfort and privacy. The principal bedroom is located to the front of the property and benefits from a bay window, fitted wardrobes, and a modern en-suite shower room comprising a walk-in shower, WC, and vanity wash hand basin. The second bedroom is another impressive double, rear-facing and featuring fitted wardrobes, and is served by the contemporary main bathroom, which is fitted with a panelled bath, WC, and wash hand basin.

Entrance Hall

Living Room
18'08 into bay x 13'07 max (5.69m into bay x 4.14m max)

Kitchen/Dining Room
14'08 x 10'08 widening to 13'03 (4.47m x 3.25m widening to 4.04m)

Utility Room
12'04 x 4'03 (3.76m x 1.30m)

Bedroom One
15'05 x 12'11 (4.70m x 3.94m)

Ensuite Shower Room
7'07 x 7'02 (2.31m x 2.18m)

Bedroom Two
12'03 x 11'03 (3.73m x 3.43m)

Bathroom
8'02 x 4'10 (2.49m x 1.47m)

Outside
Externally, the property truly comes into its own. Accessed via a few steps down, the private side courtyard garden is fully paved for ease of maintenance and provides a secluded outdoor space with access to both the main front door and the kitchen. To the rear, the delightful private garden offers a tranquil retreat, predominantly laid to gravel for low maintenance and enhanced by a timber pergola and outside power points, creating a perfect setting for relaxing, dining, or entertaining throughout the year. To the front, there is an additional garden area, designed for low maintenance and complemented by a selection of established shrubbery, adding further kerb appeal and greenery to this exceptional home.

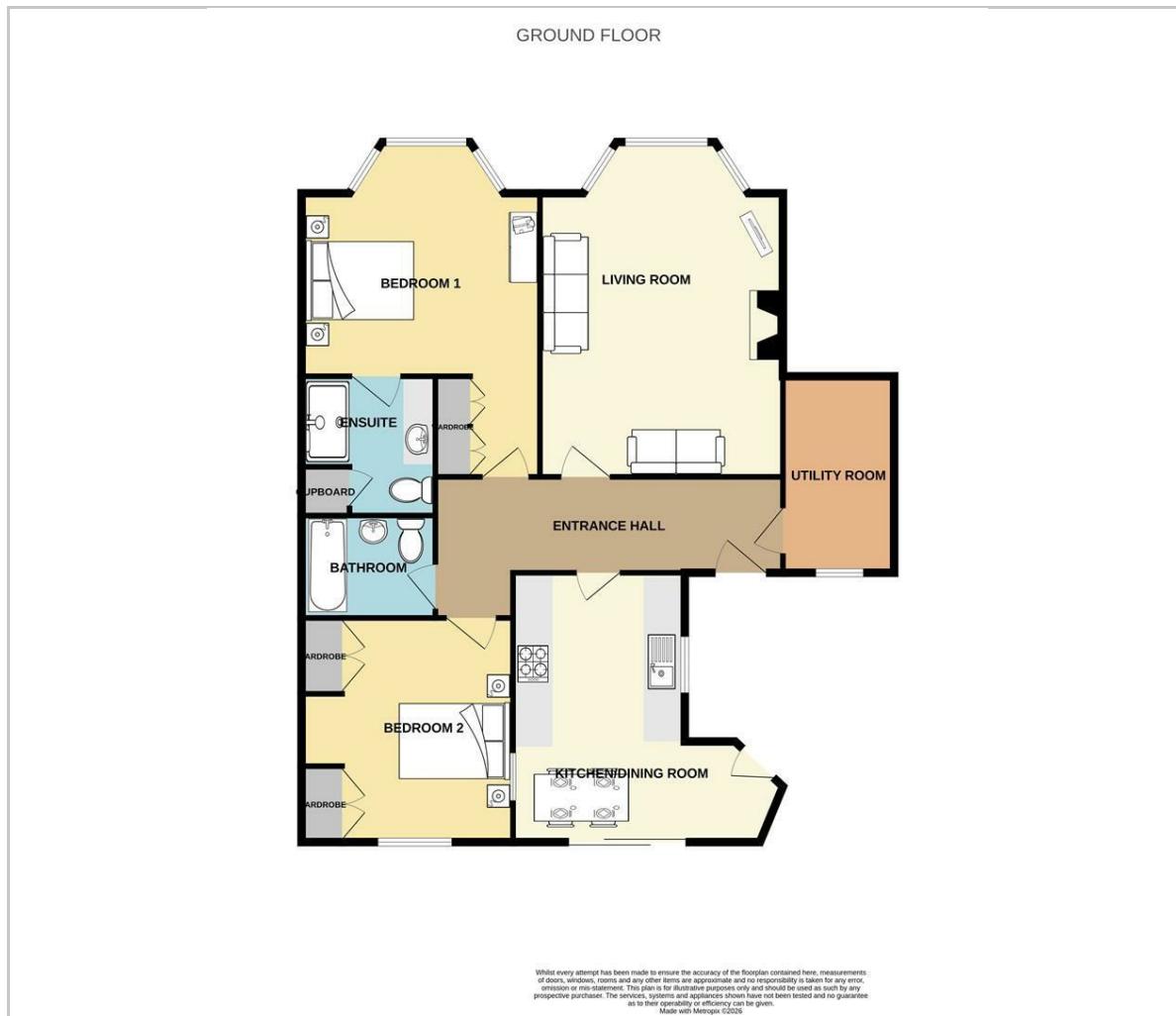
Completing this outstanding home is an allocated parking space for one vehicle located to the front of the building, a significant and highly sought-after benefit given the property's prime position so close to the seafront and town centre.

Lease Information

We have been advised that the property is share of freehold with approx 979 years remaining on the lease, service charge is £1600 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.



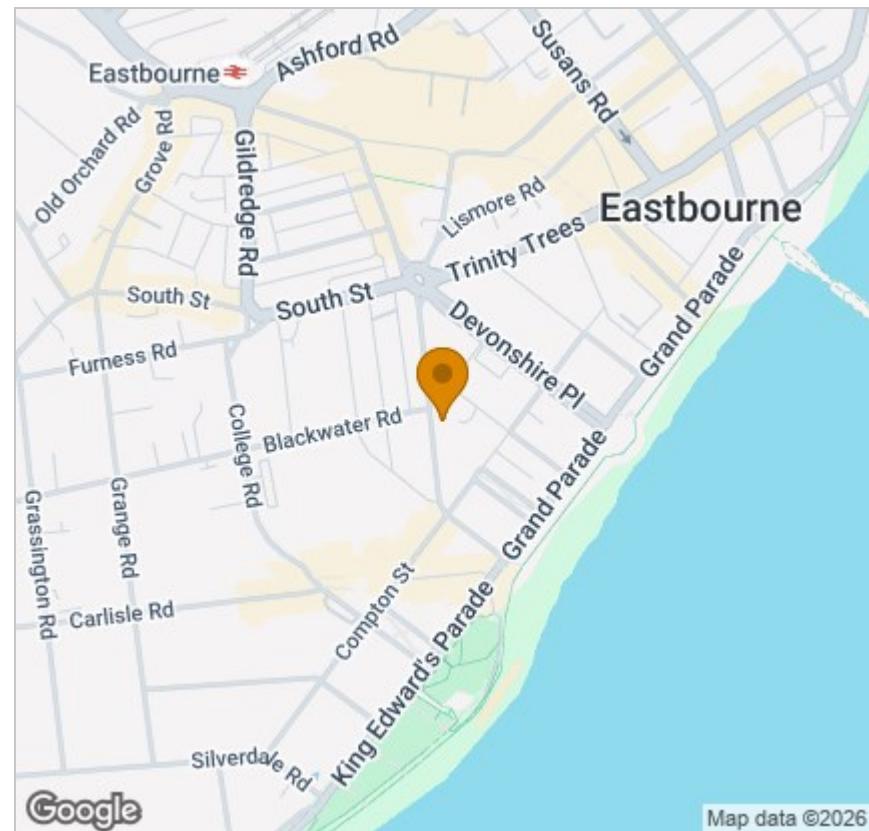
Floor Plan



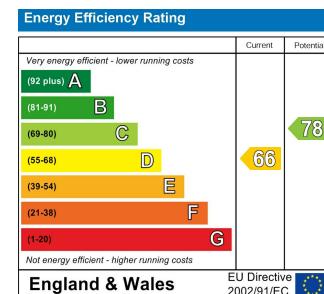
Viewing

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.

Area Map



Energy Efficiency Graph



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.