



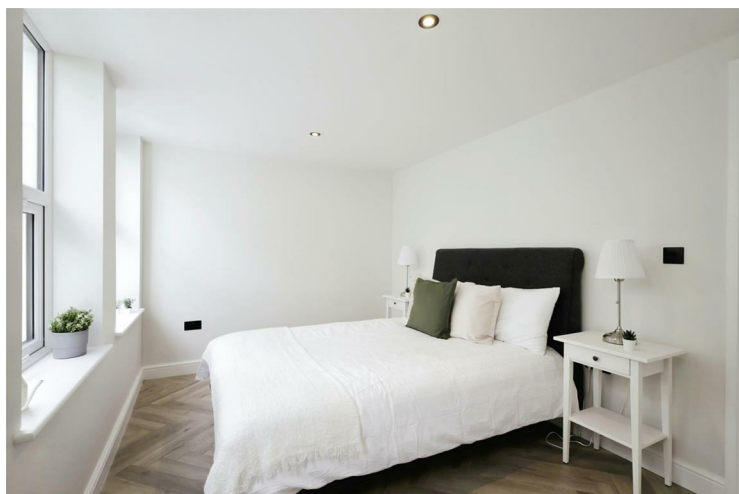
Flat 1 Grande View Eastbourne BN21 4AR

£275,000
LEASEHOLD

This development of luxurious one and two bedroom apartments is an extremely rare opportunity to own one of the very few remaining sea-view developments within the region.



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PROPERTIES





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Dating back to 1873 is this former historic ball room which has now been converted into 11 contemporary apartments, located a stone's throw from the beachfront. The building is split over three floors and has undergone extensive renovation, both inside and out, in order to provide fully modernised living spaces.

This apartment is located at the very front of the building and is the largest, styled as a fully furnished 2 floor duplex. A wonderfully bright and open living is the centrepiece of the property, with stairs leading down to the lower floor.

With Eastbourne hosting multiple annual events from professional Tennis to Air shows this would be an ideal AirBnB opportunity or equally would suit a long term tenancy due to the prime location and potential annual yield.

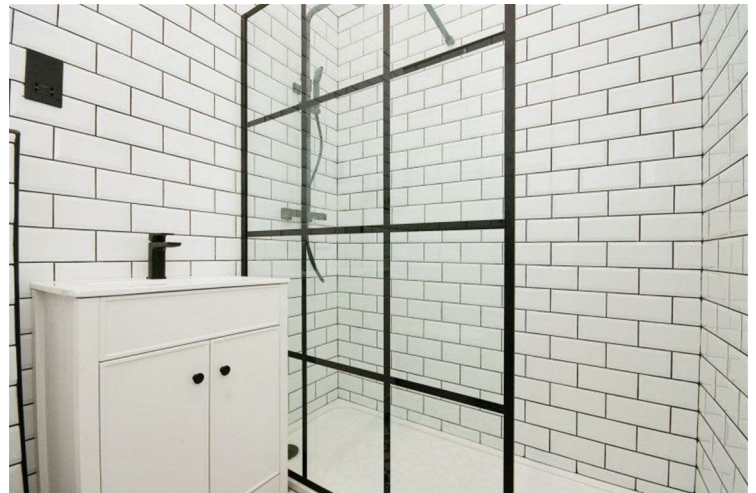
All apartments will be sold with a brand new lease of 999 years and low maintenance and service charges of just £1170.00 annually.

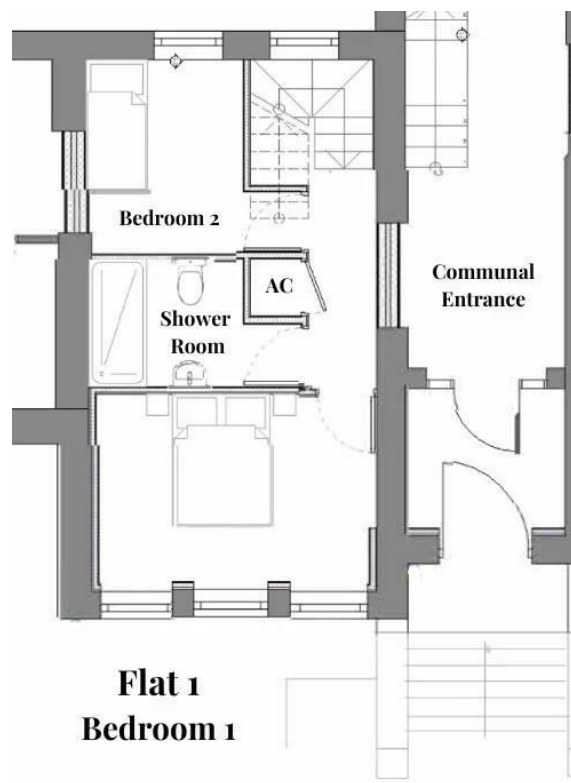
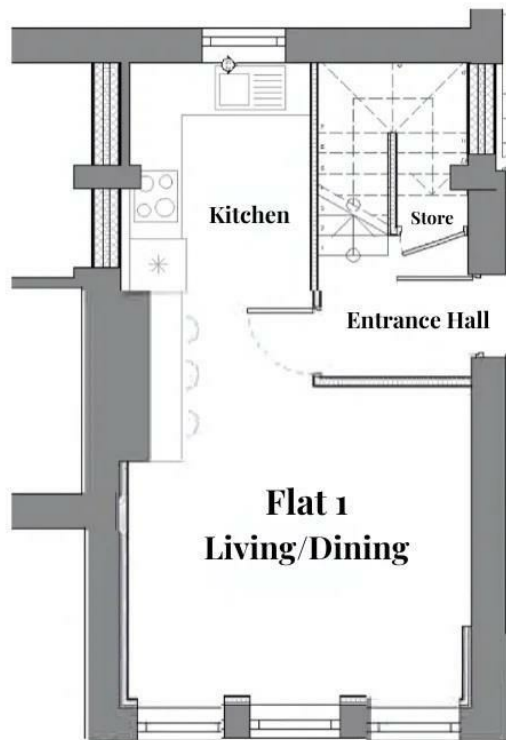




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- 2 Bedroom
- 1 Bathroom
- Near beachfront property
- 5 minute walk from the heart of Eastbourne
- Easy transport to London, Hastings and Brighton
- Fully furnished
- Perfect for rental income
- yield of between 5%-6%
- Potential Holiday let





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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