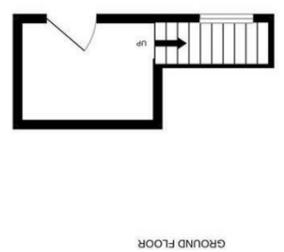
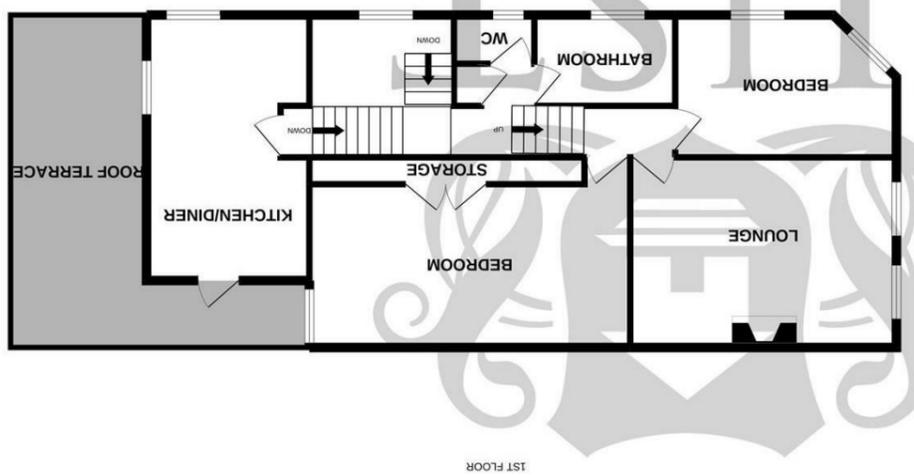


Energy Efficiency Rating	
Current	Potential
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	



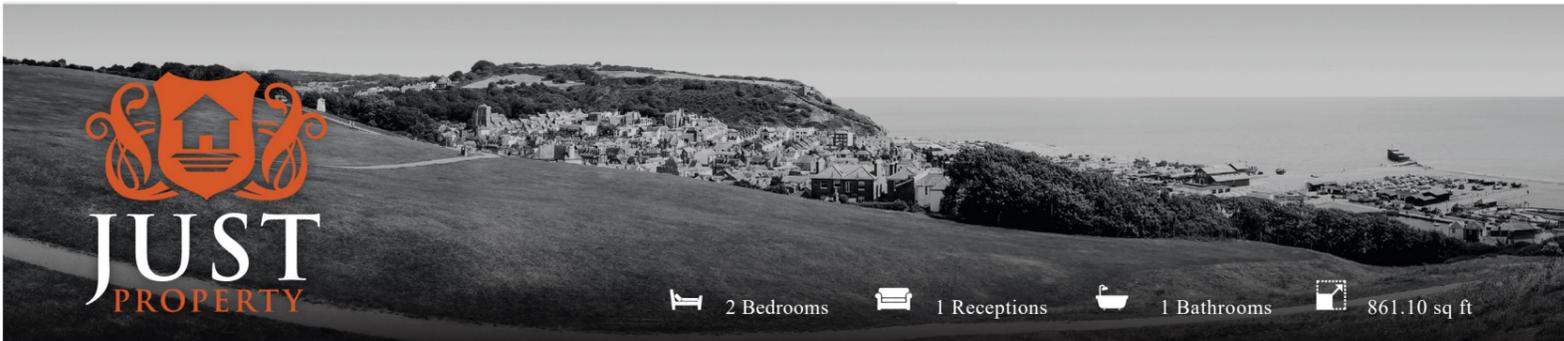
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# FLOORPLANS

5a High Street, Eastbourne, BN21 1HG

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 861.10 sq ft

Leasehold

# £275,000

5a High Street, Eastbourne, BN21 1HG





Leasehold

£275,000

2 Bedrooms 1 Receptions 1 Bathrooms 861.10 sq ft

## PROPERTY DETAILS

CHAIN FREE

Just Property are pleased to offer to the market this unique two double bedroom maisonette, situated in the very heart of Eastbourne Old Town. The property is conveniently located with the roof terrace overlooking Gildredge Park, Waitrose supermarket is 200 meters away, it is in the catchment area of Gildredge House School as well as St Marys Church and the South Downs National Park. Eastbourne Town Centre offers the Beacon Shopping Centre with cinema, mainline railway station connecting to London, theatres and the seafront.

The property is accessed via its own private door to an entrance lobby with storage space & stairs leading to a central landing area with storage and provides access to a 15'8 x 14'5 living room with open fire, a fitted kitchen/diner with door to the roof terrace, a fitted bathroom, a separate w.c and two double bedrooms with bedroom one benefitting from built-in storage.

Externally, the property has its own private roof terrace with views towards the park as well as a garage for storage and parking. Further benefits include gas fired central heating, some upvc double glazing, some original features and additional residents parking to the front. 110 year remaining on the lease, and maintenance & ground rent together is £220 per quarter.

To fully appreciate the style, space and unique accommodation, viewing is considered essential.



## ROOM DIMENSIONS

Private Entrance

Entrance Lobby

Stairs to Landing  
21'3 (6.48m)

Living Room  
15'8 x 14'5 (4.78m x 4.39m)

Kitchen/Diner  
15'9 x 9'3 (4.80m x 2.82m)

Bedroom One  
14'8 x 11'7 (4.47m x 3.53m)

Bedroom Two  
12'2 x 8'9 (3.71m x 2.67m)

Bathroom  
6'11 x 5'5 (2.11m x 1.65m)

Separate W.C  
5'9 x 2'6 (1.75m x 0.76m)

Roof Terrace

Garage

Residents Parking

## FEATURES

- Unique Maisonette
- Eastbourne Old Town
- Two Double Bedrooms
- Private Entrance
- 15'8 Living Room
- Bathroom & Sep W.C
- Private Roof Terrace
- Views Over The Park
- Residents Parking
- To Be Sold Chain Free

