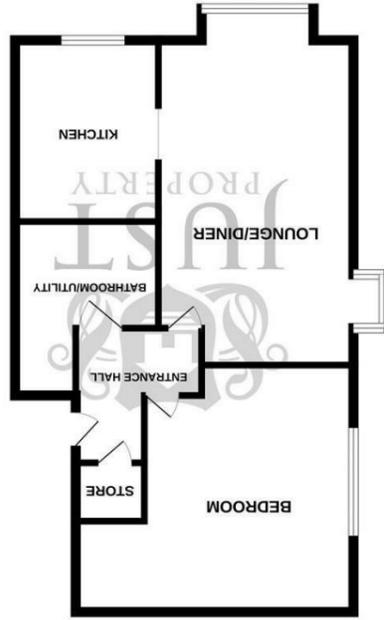


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	80
Potential	80

Measurements have been taken to ensure the accuracy of the floor plan and are given as a guide only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage caused by reliance on the floor plan. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage caused by reliance on the floor plan.



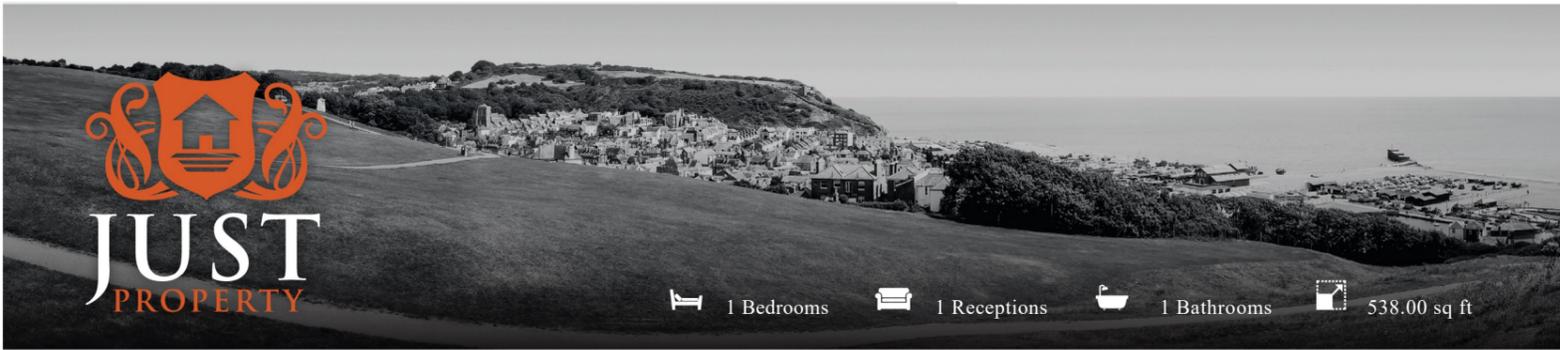
SECOND FLOOR



Flat 21 Robinson Court 17 Churchdale Road, Eastbourne, BN22 8PZ

# FLOORPLANS

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



1 Bedrooms    1 Receptions    1 Bathrooms    538.00 sq ft

Flat 21 Robinson Court 17 Churchdale Road, Eastbourne, BN22 8PZ

Leasehold

# £159,950





1 Bedrooms   1 Receptions   1 Bathrooms   538.00 sq ft

## PROPERTY DETAILS

Spacious One-Bedroom Apartment in Prime Eastbourne Location

Just Property are pleased to offer this spacious one-bedroom, first-floor apartment set within the popular Robinson Court development on Churchdale Road. Ideally located, the property is close to Eastbourne town centre, and a variety of local shops, cafés, and leisure facilities.

The apartment benefits from a generous dual-aspect living/dining room with a feature square bay window, a modern fitted kitchen with integrated oven and gas hob, and a contemporary four-piece bathroom suite. The double bedroom offers ample space for freestanding furniture.

Additional features include a built-in storage cupboard in the hallway, double glazing throughout, and an allocated parking space.

Robinson Court is within easy walking distance of Eastbourne seafront, the Sovereign Centre with swimming pool and gym, and Princes Park, known for its scenic walks and year-round events. The location also offers excellent transport links, with easy access to Lottbridge Drive, Polegate, and surrounding villages.

**Key features:**  
 Dual-aspect living/dining room  
 Feature bay window  
 Modern kitchen & bathroom  
 Double bedroom  
 Allocated parking  
 Double glazing  
 Communal entrance & stairwell

This well-maintained apartment is ideal for first-time buyers, downsizers, or investors seeking a well-located and well-proportioned home close to the coast.

Viewings strictly by appointment via sole agents, Just Property.



## ROOM DIMENSIONS

- Communal Entrance and Stairs
- Front Door
- Entrance Hallway
- Storage Cupboard
- Bathroom / Utility  
6'9" x 6'0" (2.06 x 1.83)
- Bedroom  
12'9" x 10'5" max (3.89 x 3.20 max)
- Lounge / Dining Room  
14'0" x 10'9" (4.27 x 3.30)
- Kitchen  
10'5" x 6'3" (3.18 x 1.91)
- Communal Garden Area
- Allocated Parking Space

## FEATURES

- Purpose Built Second Floor Apartment
- One Spacious Double Bedroom
- Open Plan Dual Aspect Living / Dining Room
- Allocated Parking Space
- Walking Distance To Princess Park and Seafront
- Shops Nearby
- Spacious Apartment
- 98 Year Lease

