

# Cambridge Road

## Eastbourne



## About the property

This well-presented studio flat is ideally situated just moments from the beach in the heart of Eastbourne. Compact yet cleverly designed, the property features a stylish folding kitchen that maximises space without compromising on functionality. A separate, modern bathroom adds to the convenience and comfort of this smart coastal home.

Perfect for those seeking a low-maintenance lifestyle close to the seafront, shops, and transport links.

# Cambridge Road Eastbourne

£650



1

BEDROOM

1

RECEPTION

1

BATHROOM

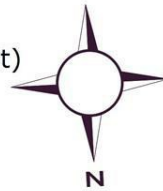




SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

## Second Floor

Approx. 14.6 sq. metres (156.9 sq. feet)



**Studio**  
3.54m x 3.44m  
(11'7" x 11'3")

Total area: approx. 14.6 sq. metres (156.9 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |