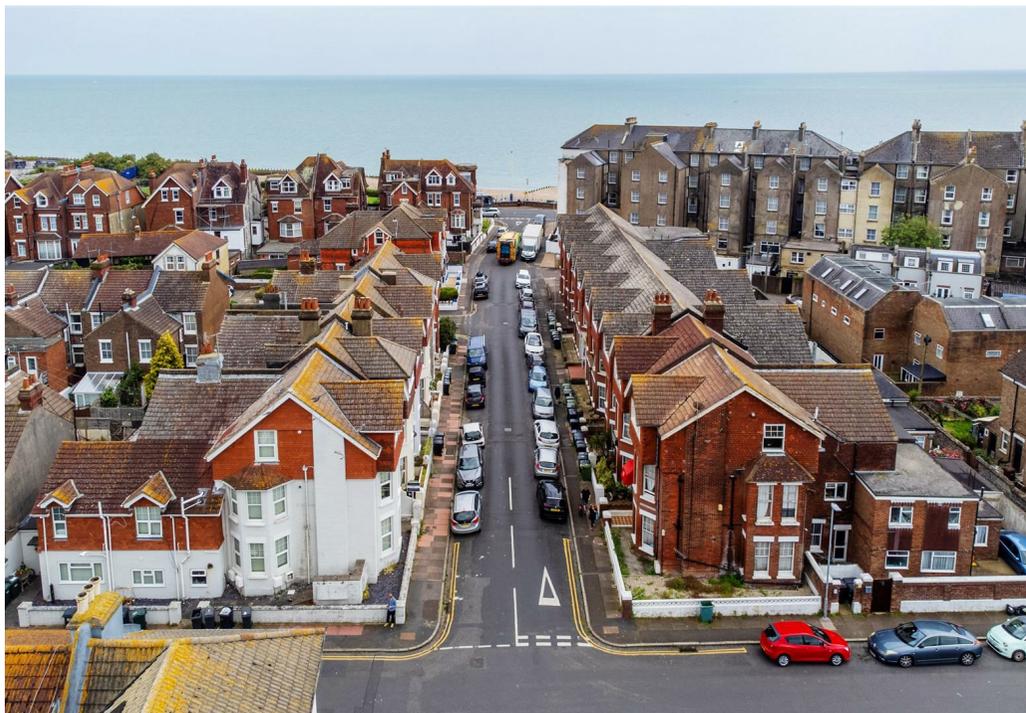


# Cambridge Road

## Eastbourne

**LEX**TONS / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

Welcome to this charming property located on Cambridge Road in Eastbourne. This delightful building offers a modern studio apartment with one bedroom, perfect for those seeking a cosy and stylish living space.

One of the standout features of this property is its direct sea views, allowing you to enjoy the calming sights and sounds of the sea right from the comfort of your own home. Imagine waking up to the gentle sound of waves and the fresh sea breeze every morning - truly a dream come true for any sea lover!

Conveniently situated close to Eastbourne town centre, you'll have easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze. Whether you fancy a leisurely stroll along the promenade or a shopping spree in town, everything you need is just a stone's throw away.

Managed by Lextons, you can rest assured that your new home will be well taken care of, providing you with peace of mind and a hassle-free living experience.

Don't miss out on the opportunity to make this lovely property your own. With its modern finish, prime location, and captivating sea views, this house is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new seaside lifestyle in Eastbourne!

# Cambridge Road Eastbourne

£725

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BEDROOM

1

RECEPTION

1

BATHROOM





SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

### First Floor

Approx. 16.4 sq. metres (176.5 sq. feet)



**Studio**  
4.18m x 3.83m  
(13'8" x 12'7")

Total area: approx. 16.4 sq. metres (176.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	