



**Ceylon Place, Eastbourne BN21 3JE**



**welcome to**

**Ceylon Place, Eastbourne**

A charming one-bedroom ground floor flat featuring a private entrance, spacious living area with feature fireplace, bright lean-to, and a private rear garden. Permit parking available. Ideal for buyers seeking character and convenience. A delightful property that combines charm and comfort.



### Private Entrance

Door to the front aspect.

### Entrance Hall

Cupboard. Radiator.

### Lounge

16' into bay x 13' 9" into recess ( 4.88m into bay x 4.19m into recess )

Double glazed bay window to the front aspect. Fire place. Radiator.

### Kitchen

9' 5" into recess x 9' 10" ( 2.87m into recess x 3.00m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Boiler. Space and plumbing for washing machine. Radiator. Double glazed window to the rear aspect. Double glazed door to the rear aspect.

### Bedroom

11' 3" into recess x 10' 2" plus wardrobe ( 3.43m into recess x 3.10m plus wardrobe )

Double glazed French doors leading to rear garden. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Airing cupboard. Double glazed window to the side aspect.

### Lean - To

Door from kitchen and garden.

### Rear Garden

Private rear garden. Patio.



**Floor Plan**

Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Ceylon Place, Eastbourne

- \*\*\* SHARE IN THE FREEHOLD \*\*\*
- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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