

The Rising, Eastbourne, East Sussex

£180,000 *Leasehold*

Long Lease First Floor Maisonette

- • Two Bedroom First Floor Maisonette
- • Private Rear Garden
- • Garage With Parking In Front
- • Long Lease – Approx. 994 Years Remaining
- • Own Private Entrance
- • Spacious Lounge & Fitted Kitchen
- • Double Glazing & Electric Heating
- • Convenient For Shops, Buses & Local Amenities
- Council Tax Band: A
- EPC Rating: D
- Local Authority: Eastbourne Borough Council







Offered to the market is this well-presented two bedroom first floor maisonette, benefiting from its own private entrance, PRIVATE GARAGE and a generous PRIVATE REAR GARDEN. The property provides well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

Internally, the accommodation briefly comprises a welcoming entrance with stairs rising to the first floor, a central hallway, a spacious lounge with front-facing window, and a fitted kitchen featuring a range of wall and base units with integrated oven and hob and space for additional appliances. There are two good-sized bedrooms along with a modern bathroom fitted with a white suite and shower over the bath. Externally, the property enjoys the rare advantage of a private rear garden, mainly laid to lawn with a raised decking area, providing a pleasant outdoor space for relaxing or entertaining. To the rear there is also a garage with an up and over door, along with the ability to park directly in front.

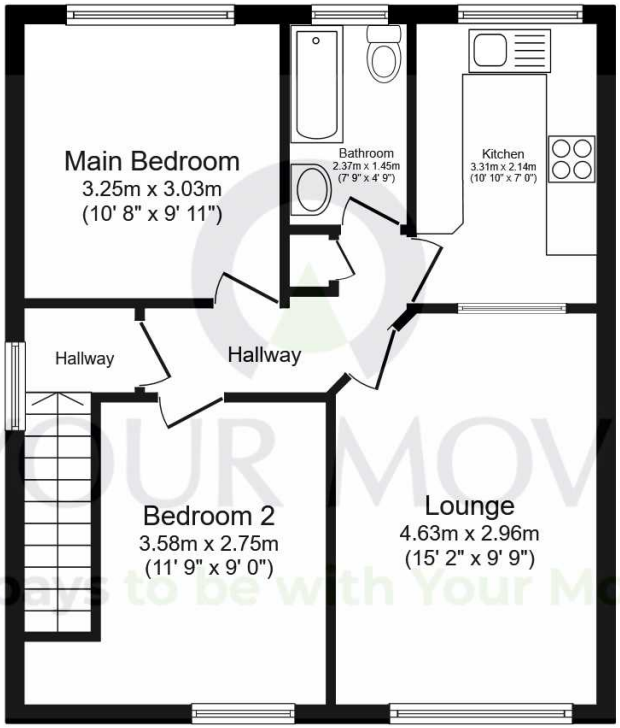
Further benefits include double glazing, electric heating, and a long lease with approximately 994 years remaining. The property is conveniently situated close to local shops, amenities and bus routes, including Langney Shopping Centre nearby.

Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.







Floor Plan

Floor area 54.4 sq.m. (586 sq.ft.)

Total floor area: 54.4 sq.m. (586 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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