



Apartment (EPC Rating: )

# FLAT 4, 54, DEVONSHIRE MANSIONS GRAND PARADE, EASTBOURNE, BN21 4PC

## £1,350

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Eastbourne

## A Well-Presented & Spacious Ground Floor Apartment with Private Balcony

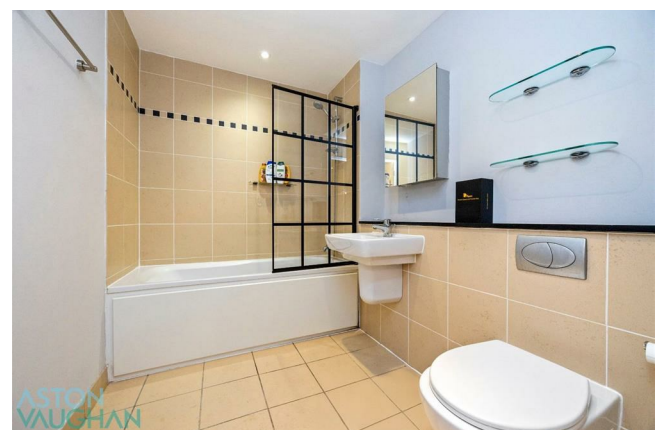
This beautifully presented ground floor apartment offers both comfort and convenience, with easy access and generously proportioned rooms filled with natural light, thanks to wide bay sash windows. Featuring two spacious double bedrooms, it's ideal for professional sharers or those needing a dedicated home office.

The dual-aspect living room is bright and airy, providing ample space for both formal dining and relaxed seating. Adjacent to this is a well-equipped kitchen, complete with an integrated oven, hob, and dishwasher. There is also space for a washing machine and a tall fridge freezer—please confirm with the agent whether these appliances are included. From the kitchen, a door opens onto a private balcony, perfect for alfresco dining during the warmer months and offering a seamless extension of the indoor living space.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a full wall of built-in wardrobes, maximizing storage without compromising on space. A stylish bathroom serves both bedrooms and features immaculate stone tiling and a shower over the bath.

Located just a short walk from the Towner Gallery, local shops, and a wide selection of restaurants and cafes, this apartment is perfectly positioned to enjoy Eastbourne's vibrant cultural scene. With the promenade nearby, you can enjoy fish & chips in the sunshine—vegan options included—or hire an Eastbourne Bike to explore the area at your own pace.





## Grand Parade



Ground Floor  
Approximate Floor Area  
669.29 sq ft  
(62.18 sq m)

Approximate Gross Internal Area = 62.18 sq m / 669.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.