



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



new
instruction



20 Meads Street, Eastbourne, BN20

Leasehold, Ground Floor, 1 Bedroom Garden Flat

Home and Castle are delighted to offer this CHAIN FREE, immaculately presented, STUDIO GARDEN FLAT situated in the popular Meads area of Eastbourne. The current owner has recently refurbished the flat with a very high specification finish. Comes with a lower basement level arranged as 2 rooms which could be used for a variety of purposes.

One of the main features of this beautiful home is the spacious, stunning, south-west facing garden arranged over 2 levels with mature trees, shrubs and plants. Potential to add a conservatory.

Lovely home in a great location.

FOR SALE
LEASEHOLD
£175,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Hallway 17'10" x 3'3" (5.44m x 0.99m)

Solid wood door to main building. Private door to flat. Light and bright hallway running the length of the property. Wood effect vinyl flooring, wall mounted electric heater and entry phone. Door to kitchen and another to Living Room/Bedroom.

Living Room/Bedroom 15'03 x 14'04 (4.65m x 4.37m)

Situated at the rear of the property with bay window and French doors to private south-west facing rear garden. Wood flooring, feature fireplace, power points, pendant light, and TV points. The room can be transformed from living room to bedroom in one smooth action, courtesy of the foldaway wall "double bed" which can be pulled down or stored away in seconds.

Kitchen 14'9" x 5'9" (4.50m x 1.75m)

Modern kitchen. Range of base and wall, and drawers and fitted work tops. Built-in electric hob and oven with shelf above for microwave. integrated washing machine and undercounter fridge with freezer compartment. Wood effect vinyl flooring. Part tiled walls, power points, ceiling light and under cupboard lighting. Door to bathroom and another leading down to basement area.

Shower Room 11'11" x 3'3" (3.63m x 0.99m)

Impressive bathroom with WC, basin, sit-in bath with shower above. Tiled floor and walls. Cupboard for storage. Opaque double glazed windows to front and side of property.

Basement

Large basement area with electrics and heating. Currently set out as hallway plus 2 rooms which could be used for additional extra storage, workshop area, gym or office space for those working from home. Space for additional appliances such as tumble dryer and freezer.

Beautiful Garden

The private garden can be accessed directly from the living room/bedroom or via the side access. Fantastic outside space arranged over two levels. The lower section is mainly patio with borders for planting, mature shrubs, trees and plants. Steps lead up to the raised terrace providing another seating area with mature trees, shrubs and planted borders. Plenty of space offering potential to add on a conservatory. The

Freeholder has indicated consent may be given subject to the approval of detailed planning drawings.

Service Charges and Lease information

Lease 99 years

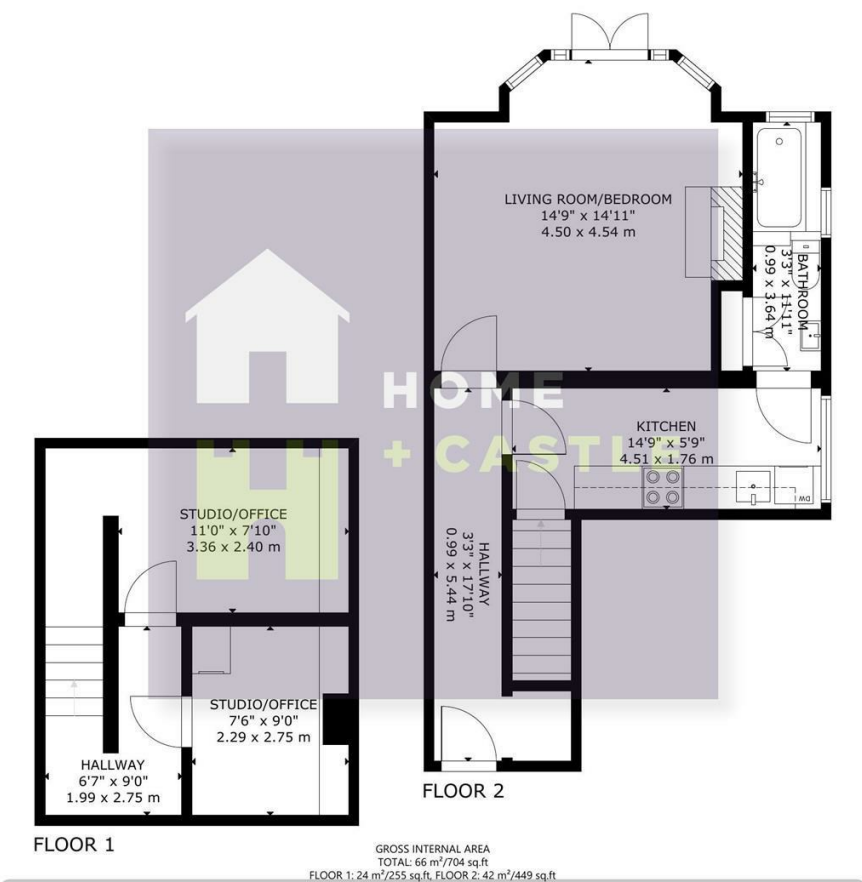
Current service charge is £400 p.a.

Ground rent is £25 p.a.

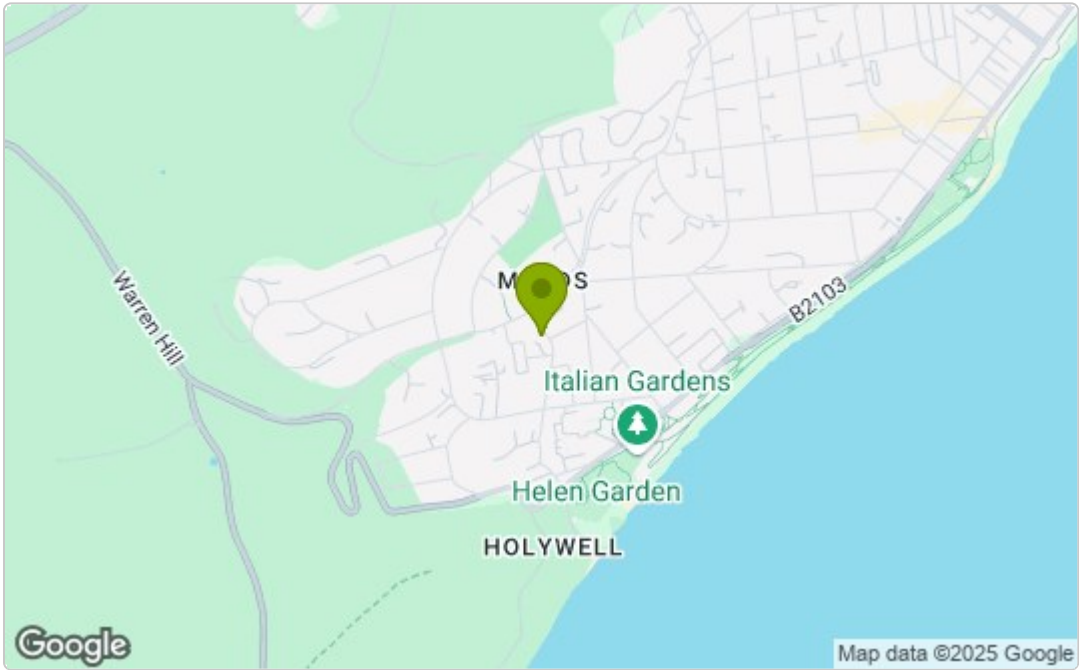
Council Tax Band A

Energy Performance Rating D

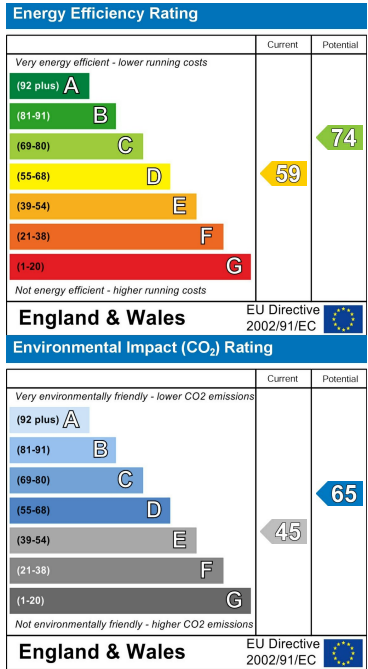
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.