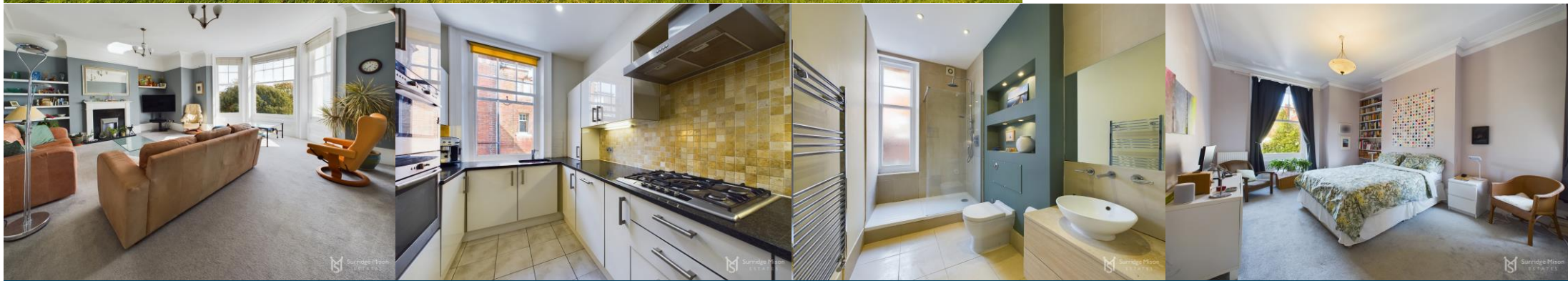




A highly sought after Chain Free four bedroom first floor flat with glorious sea views in the magnificent Chatsworth Gardens, situated along Eastbourne's charming seafront. This impressive Victorian home boasts 1392 square foot of living space, comprising of the whole first floor. Being on the end of the building the apartment affords excellent natural light with high ceilings and deep windows. The property is well presented and features modern fitted kitchen, shower room and en-suite bathroom. Outside there is an exclusive communal garden and a very useful garage.

**Guide Price £500,000 to £525,000**  
**Share of the Freehold**



Flat 3, 1 Chatsworth Gardens, Meads, Eastbourne, East Sussex, BN20 7JP



## Meads

Chatsworth Gardens sits midway on King Edwards Parade between The Wish Tower and Holywell. The apartment is a few minutes' walk from Eastbourne Promenade and the beach. It is also possible to walk onto The South Downs National Park. Nearby Meads village has a range of local shops, a restaurant and two pubs. There is a choice of two good local primary schools, St John's Meads Church Of England Primary School and Bede's Prep School.

### Communal Hallway

Entryphone. Stairs to first floor landing.

### Reception Hall - 5.11m x 1.83m (16'9" x 6'0")

Door to front. Feature archway. Inset spotlights. Radiator. Carpet flooring. Cloaks cupboard.

### Living/Dining Room - 6.17m x 6.07m (20'3" x 19'11")

Sash bay window to front with sea views. Electric fireplace. Cornicing. Two radiators. Carpet flooring.

### Kitchen - 5.21m x 2.31m (17'1" x 7'7")

Sash window to side. Partially tiled walls and tiled flooring. Radiator. Fully fitted with a range of ivory gloss wall and base units comprising of integral washing machine and dishwasher with concealed Alpha gas combi boiler. Space for American style fridge/freezer. Double electric Neff oven. Granite work surfaces with inset stainless steel sink and drainer unit and 5 burner Neff gas hob with fitted cooker hood.

### Inner Hallway

Radiator.

### Master Bedroom - 5.49m x 3.58m (18'0" x 11'9")

Double aspect room with sash windows to front and rear. Cornicing. Two radiators. Carpet flooring. Door leading to en-suite.

### Luxury En-Suite Bathroom - 3.12m x 1.68m (10'3" x 5'6")

Opaque sash window to side. Partially tiled walls and tiled flooring. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and shower over, double sinks set within vanity unit and W.C.

### Bedroom Two - 5.18m x 4.62m (17'0" x 15'2")

Sash windows to rear with door leading to Juliette balcony. Built in cupboards. Cornicing. Radiator. Carpet flooring.

### Bedroom Three - 3.1m x 2.87m (10'2" x 9'5")

Sash window to side. Radiator. Carpet flooring.

### Bedroom Four - 3.63m x 2.11m (11'11" x 6'11")

Sash window to front with sea views. Picture rail. Radiator. Carpet flooring.

### Luxury Shower Room - 3.15m x 1.8m (10'4" x 5'11")

Sash opaque window to side. Tiled flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Shaver point. Modern suite comprising of walk-in shower cubicle with tiled enclosure, wash hand basin and W.C.

### Garage - 5.49m x 2.74m (18'0" x 9'0")

Up & over door. Power and light.

### Council Tax

Band B with Eastbourne Borough Council.

### Tenure

The vendor informs us the property will come with the benefit of a new 999 years lease and a share of the freehold. The building is managed by South Downs Estates who charge a management fee £225.00 per annum per flat. This year (2023) the service charge was £1,500 for the year.

### Utilities

This property has the following utilities:

Water; Mains Drainage; Mains Gas; Mains Electricity; Mains

Primary Heating; Gas central heating system Solar Power; None

To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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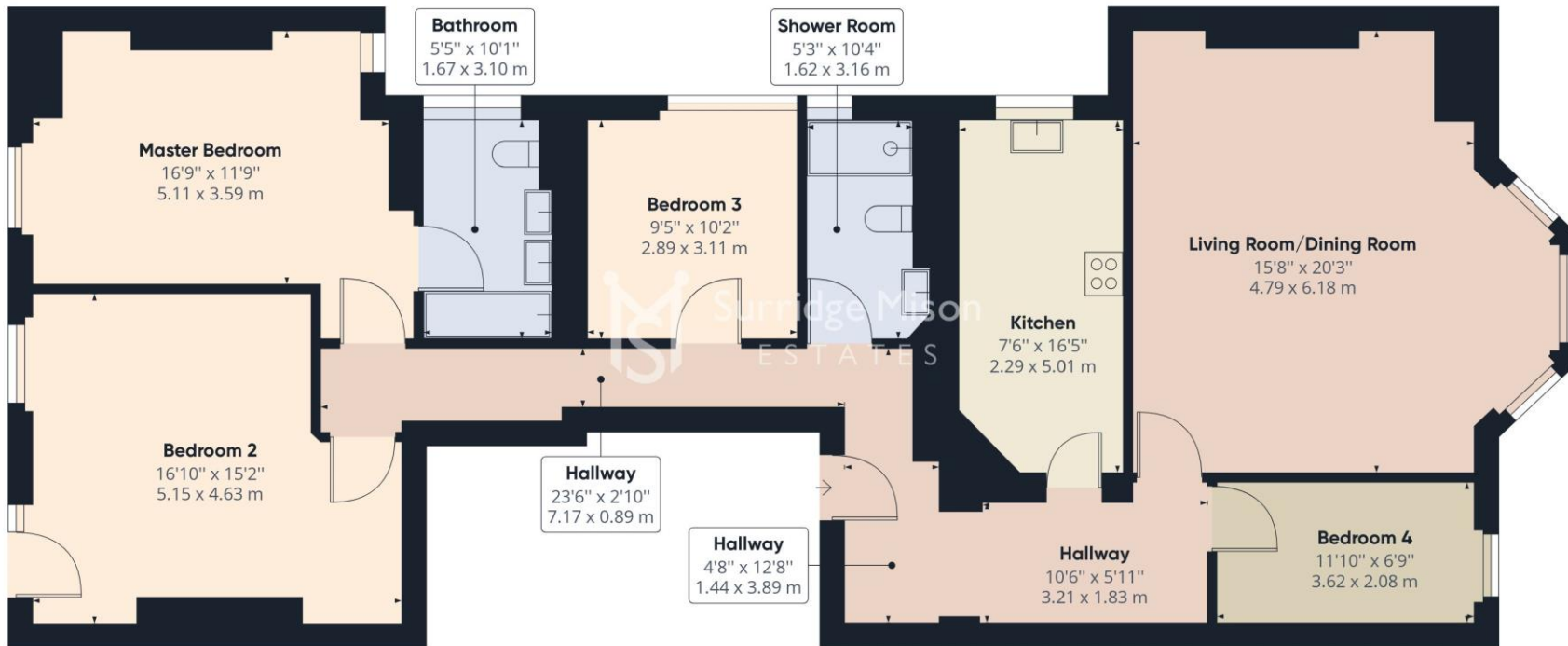
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.





**Approximate total area<sup>(1)</sup>**

1392.52 ft<sup>2</sup>

129.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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