



BROOK GAMBLE



Flat 1 Normanhurst, 36 St. Johns Road, Eastbourne, BN20 7NB

£499,950

A MOST MAGNIFICENT FOUR BEDROOM APARTMENT situated in MUCH SOUGHT AFTER ST JOHNS ROAD in MEADS. With the added benefit of its own PRIVATE ENTRANCE and simply STUNNING LARGE PRIVATE REAR GARDEN this SPACIOUS and TASTEFULLY DECORATED apartment offers EXCELLENT SIZED BEDROOMS, TWO BATHROOMS and a HUGE DINING HALL, ideal for entertaining family and friends. The delightful garden boasts a LARGE TERRACE that leads onto a WONDERFUL, TREE-LINED LAWNED GARDEN with shed and further potting shed. The property also enjoys OFF ROAD PARKING, a SHARE OF THE FREEHOLD and is being offered CHAIN FREE. Sole Agents.

Private front door to:

Entrance Vestibule

Door to:

Entrance Hallway

Recessed ceiling spotlights. Open to:

Dining Hall 29'1" x 9'6" (8.86m x 2.90m)

Extremely large dining hall with exposed brick feature wall. Two radiators. Recessed ceiling spotlights. Herringbone parquet flooring. Door to rear garden.

Lounge 20'8" x 16'1" (6.30m x 4.90m)

Feature fire surround. Radiator. Recessed ceiling spotlights. Herringbone parquet flooring. Double aspect with bay window to front and window to side, overlooking front garden.

Kitchen 13'11" x 13'8" (4.24m x 4.17m)

Fitted with a range of wall and base units in a grey matt finish. One and a half bowl sink unit with mixer tap. Oak worktop. Space for range style cooker. Space and plumbing for dishwasher. Space for large American style fridge freezer. Fitted dresser unit. Cupboard housing hot water cylinder. Wall mounted Glow-worm gas central heating boiler (fitted in December 2023 with approximately four years remaining on the guarantee). Recessed ceiling spotlights. Window to side aspect. Window to side aspect. Window to rear aspect.

Bedroom 1 21'7" x 15'5" (6.58m x 4.70m)

Beautiful feature fire surround with tiled hearth. Recessed ceiling spotlights. Herringbone parquet flooring. Bay window to front aspect.

Bedroom 2 16'4" x 13'6" (4.98m x 4.11m)

Recessed ceiling spotlights. Herringbone parquet flooring. Two windows to rear aspect.

Bedroom 3 16'1" x 10'0" (4.90m x 3.05m)

Radiator. Recessed ceiling spotlights. Laminate wood flooring. Double aspect with windows to side and rear.

Bedroom 4 12'9" x 8'1" (3.89m x 2.46m)

Tiled floor. Recessed ceiling spotlights. Window to front aspect.

Family Bathroom 16'1" x 5'2" (4.90m x 1.57m)

Roll-top bath with telephone style mixer tap. Wash hand basin. Low level WC. Recessed ceiling spotlights. Window to rear aspect with secondary glazing.

Shower Room 13'9" x 7'8" (4.19m x 2.34m)

Large walk-in shower cubicle with wall mounted shower with rainfall shower head and shower attachment. Low level WC. Wash hand basin with vanity unit. Extractor fan unit. Aqua splash panels. Recessed ceiling spotlights. Window to rear aspect.

Utility room with space and plumbing for washing machine, extractor fan unit and recessed ceiling spotlights.

Outside

To the front of the property, there is off road parking for up to four vehicles, as well as a rockery style garden with private gate to the private entrance to Flat 1, to the side, with an area of lawn, mature plants and shrubs.

To the rear of the property there is a large, commanding terrace, with steps down to an extremely large, private, westerly facing garden; mainly laid to lawn with a variety of plants and large mature trees and plants. Further gate to the side of the property to private courtyard with shed and potting shed.

Other Information

Council Tax Band D

Total floor area 193 square metres

The Vendor has advised us of the following information:

The property is being sold with a share of the freehold

Lease: 995 years remaining

Maintenance: £2,000.00 per annum

Floor Plan



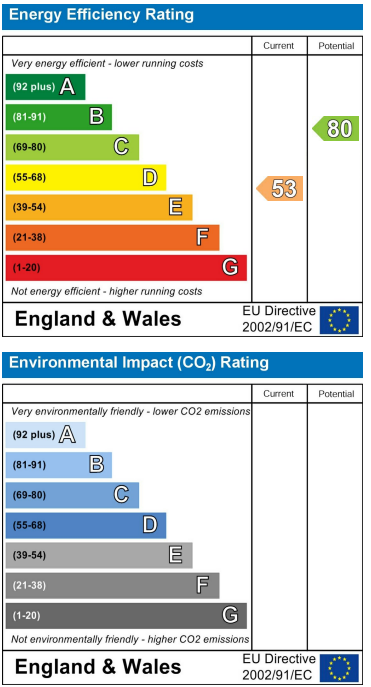
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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