

Flat 1 19 Jevington Gardens  
Eastbourne, BN21 4HR  
**£250,000**





## Flat 1 19 Jevington Gardens

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Phil Hall Estate Agents welcomes to the market this recently improved and modernised apartment nestled in the heart of Eastbourne's prestigious Lower Meads area. This beautifully refurbished three-bedroom lower ground floor apartment in Jevington Gardens offers a rare combination of period charm, contemporary style, and exceptional outdoor space. Accessed via its own private entrance, the property provides an immediate sense of privacy and exclusivity, enhanced by tasteful modernisation throughout and the benefit of a private garden with direct access to tranquil communal grounds.

Upon entering the apartment, you are welcomed into a spacious L-shaped entrance hallway, which provides access to the entire accommodation and establishes a warm and practical flow throughout.

The principal living space is a generously proportioned living and dining room, offering a wonderful area for both relaxing and entertaining. This bright and inviting room easily accommodates a full suite of living room furniture along with a dining table, and is further enhanced by double glazed French doors that open directly onto the private garden. This seamless transition between indoors and out creates an ideal setting for summer gatherings, morning coffees, or simply enjoying a peaceful afternoon in the sun.

Adjoining the living space is the newly fitted kitchen, designed with contemporary tastes in mind. It features a smart range of wall-mounted and base units in a clean, modern finish, with coordinated work surfaces providing ample space for food preparation. The kitchen comes fully equipped with a built-in oven, four-ring gas hob with extractor hood, and allocated space for essential appliances including a washing machine, fridge, and freezer. Whether preparing a casual breakfast or entertaining guests, the kitchen's layout and finish make it both functional and aesthetically pleasing.

The property offers three versatile bedrooms, each with its own appeal. and a newly fitted bathroom.







## LOCATION, LOCATION, LOCATION

Located in the highly sought-after Lower Meads area, this property enjoys a prime position just a stone's throw from Eastbourne's picturesque seafront, offering easy access to the promenade and beaches. It's also only a short walk to the vibrant town centre, where a variety of shops, cafes, and restaurants await, along with the mainline train station providing convenient connections to London, Brighton, and beyond. Local amenities are close at hand, with charming independent shops nearby, and the renowned Devonshire Park Theatre and Towner Art Gallery just a brief stroll away, making this an ideal location for those seeking coastal living with excellent lifestyle and transport links.

## Entrance Hall

## Living Room/Dining Room

15'00 max x 9'10 max (4.57m max x 3.00m max)

## Kitchen

12'07 max x 8'06 max (3.84m max x 2.59m max)

## Bedroom One

13'01 x 10'02 (3.99m x 3.10m)

## Bedroom Two

10'05 x 9'10 (3.18m x 3.00m)

## Bedroom Three

13'02 max x 8'06 (4.01m max x 2.59m)

## Bathroom

12'07 max x 8'06 max (3.84m max x 2.59m max)

## Outside

Externally, the property truly excels. The private garden, accessible from the living room or a secure side gate, is laid mainly to patio, providing a low-maintenance yet attractive outdoor space that can be enjoyed year-round. It serves as a private retreat, ideal for alfresco dining or simply relaxing with a good book. Beyond this, residents also benefit from access to expansive communal gardens to the rear, beautifully maintained and bordered by mature trees. These shared grounds offer a serene setting for picnics, socialising, or simply soaking up the sun, and contribute significantly to the peaceful and green environment that characterises this part of Eastbourne.

## Lease Information

We have been advised that the property is leasehold with approx 121 years remaining on the lease, service charge was £1984 per annum and the ground rent is £200 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.





Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

