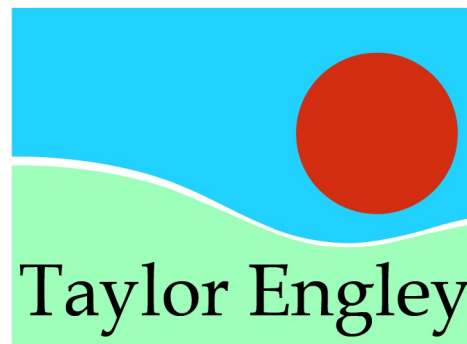


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**Flat 3, Hunters Lodge 40 St. Johns Road, Meads, Eastbourne, East Sussex, BN20 7NB**  
**Chain Free £350,000 Leasehold**

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS TWO BEDROOMED HALL FLOOR APARTMENT in this desirable Hunters Lodge development, located in the Meads area of Eastbourne. The property offers generously proportioned living accommodation with the benefit of gas fired central heating and sealed unit double glazing. Features include 19' x 13' sitting room with additional dining area, balcony with views over the communal gardens, fitted kitchen and is considered to be in good decorative order throughout. Additionally, the property offers master bedroom with en-suite shower room, one further double bedroom with guest bathroom, and an integral garage with electric up and over door. The property is also served by a passenger lift providing direct access to the underblock garage area and has attractive communal gardens to the rear of the property.



**Hunters Lodge is situated in a prime residential location within the highly sought after Meads area with the Meads seafront and promenade being within easy access whilst local shops in Meads Village are approximately half a mile distant. Eastbourne's town centre is approximately one and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station.**

**\* PRIME RESIDENTIAL LOCATION \* SPACIOUS LIVING ACCOMMODATION \* BAY FRONTED SITTING/DINING ROOM \* BALCONY \* FITTED KITCHEN \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* ONE FURTHER DOUBLE BEDROOM \* GUEST BATHROOM \* LOCK UP GARAGE \* ATTRACTIVE COMMUNAL GARDENS \* SECURITY ENTRY PHONE SYSTEM \* SERVED BY PASSENGER LIFT \* VACANT POSSESSION OFFERED \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

Lift and stairs to all floors.

### Hall Floor

Private front door opening to:

### Hall

Security entry phone, radiator, store cupboard, cloaks cupboard, airing cupboard housing water cylinder, central heating programmer.

### Sitting Room

19' x 13' (5.79m x 3.96m)

Upvc patio doors to rear providing access to rear balcony, radiator, television point, coved ceiling.

### Dining Area

8'4 x 7'2 (2.54m x 2.18m)

Radiator, coved ceiling, archway to kitchen.

### Balcony

10' x 4' (3.05m x 1.22m)

Having wrought iron balustrade and having views over the communal gardens.

### Fitted Kitchen

11'1 x 7'10 (3.38m x 2.39m)

Upvc windows to side, integrated Neff appliances including fridge and freezer, washing machine, slimline dishwasher, four burner gas hob, electric double oven, extractor, ceramic tiled flooring, concealed Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water, LED spotlighting and additional pelmet lighting.

### Master Bedroom

12'7 x 11'4 (3.84m x 3.45m)

Upvc windows to rear, range of built-in double wardrobes with additional built-in bedside cabinets, radiator, coved ceiling, upvc window to rear.

### En-Suite Shower Room

Modern white suite comprising shower cubicle with Aqualisa chrome shower head over, pedestal wash hand basin, low level wc, dual flush wc, upvc window to rear, heated towel rail, upvc windows to side, coved ceiling.

## Second Bedroom

11' x 10' (3.35m x 3.05m)

Upvc windows to side, radiator, coved ceiling.

## Guest Bathroom

8'9 x 5'5 (2.67m x 1.65m)

White suite comprising bath with chrome mixer and shower attachment over, vanity wash hand basin, close coupled wc, fully tiled walls, heated towel rail, shaver point,

## Garage

Situated under the block with electric up and over door, power and light with personal access door to rear to the communal passenger lift

## Communal Gardens

Attractive communal lawned gardens to rear with a spacious sun terrace area

## N.B

The current maintenance charges are £1,063.79 half yearly in advance, ground rent half yearly in advance £95,00, reserve fund half yearly in advance £109.05.

Austin Rees are the managing agents

The current lease term is 125 years as from 25 March 1991

## COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

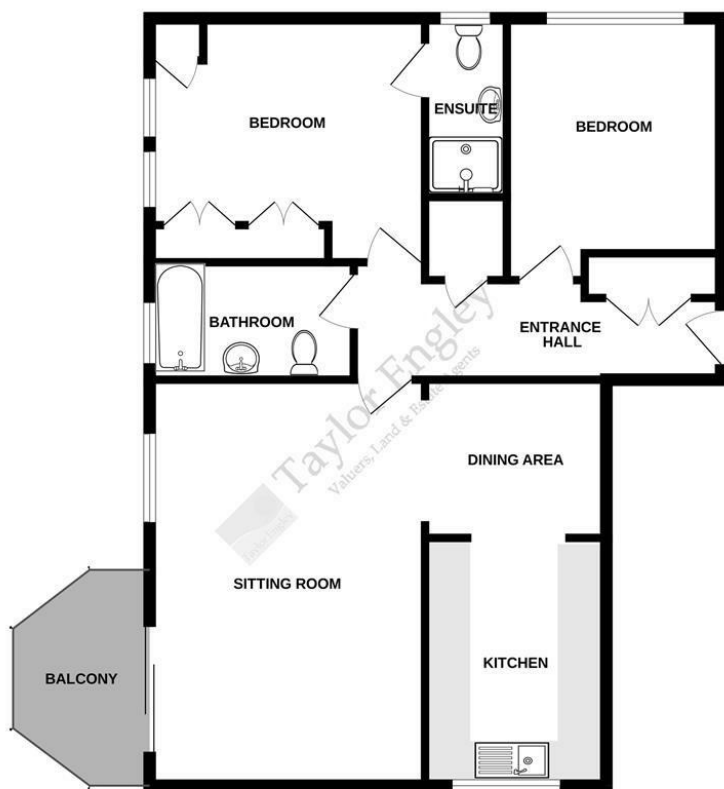
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

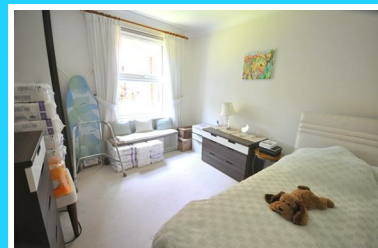
All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024



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>	75	77
(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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**