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52 All Saints 40, King Edwards Parade, Meads, Eastbourne, East Sussex, BN20 7FE
Price £675,000 Leasehold

ENJOYING COASTAL VIEWS - An opportunity arises to acquire this **EXTREMELY WELL PRESENTED THREE BEDROOMED PENTHOUSE APARTMENT** forming part of the highly desirable Grade II listed All Saints development, which is located adjacent to Eastbourne's Meads seafont. The apartment occupies a prime position within the development, which is set within beautifully maintained communal grounds. The apartment is considered to be in excellent decorative order and features numerous vaulted ceilings, underfloor electric heating, attractive sitting room, fitted kitchen/breakfast room with integrated appliances, study, three bedrooms - one with en-suite, family bathroom, a garage and allocated car parking space. Outside there are delightful park-like communal grounds and use of a small communal residents gym. To fully appreciate the architecture and setting of All Saints, an internal viewing is highly recommended.



The All Saints development occupies an enviable location adjacent to Eastbourne's Meads seafront. Meads Village which offers a range of local amenities is within walking distance and the South Downs National Park can also be found close by. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and a half miles distant.

*** PENTHOUSE APARTMENT ENJOYING COASTAL VIEWS * DESIRABLE ALL SAINTS DEVELOPMENT IN MEADS VILLAGE LOCATION * ADJACENT TO MEADS SEAFRONT * EXTREMELY WELL PRESENTED * EXCELLENT DECORATIVE ORDER * MANY ROOMS FEATURE VAULTED CEILINGS * ATTRACTIVE LIVING ROOM WITH COASTAL VIEWS * FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES * THREE BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * UNDERFLOOR ELECTRIC HEATING * SECURITY ENTRY PHONE SYSTEM * BLOCK SERVED BY PASSENGER LIFT * GARAGE * ALLOCATED CAR PARKING SPACE * BEAUTIFUL PARK-LIKE COMMUNAL GROUNDS * STUNNING GRADE II LISTED BUILDING WITH ATTRACTIVE ARCHITECTURE * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With security entry phone system, passenger lift rising to:

Second Floor

Stairs rising to:

Apartment

Front door opening to:

Entrance Hall

Spacious entrance hall with vaulted ceiling and secondary glazed sash window to side with outlook towards communal grounds, downlighters, utility cupboard with light and power housing cylinder, consumer unit and having space and plumbing for washing machine. Door to:

Living Room

19'4 max x 17'3 max (5.89m max x 5.26m max)
(19'4 max reducing to 14'9).

Attractive room enjoying coastal views and having feature vaulted ceiling with downlighters, FM/DAB/television/satellite points, ring circuit for lightings, wall mounted electric fire, built-in cupboard with lighting and shelving. Opening to:

Inner Hall

Leading to:

Study

6'11 max x 6'9 max (2.11m max x 2.06m max)

(Maximum measurements including depth of fitted seat and furniture).

Double aspect with coastal view, fitted desk, fitted drawer unit and matching wall mounted cupboard, downlighters.

Opening from living room to:

Kitchen/Breakfast Room

13'7 max x 13'6 max (4.14m max x 4.11m max)

(Maximum measurements including depth of fitted units).

Spacious triple aspect room enjoying views towards the beautiful Chapel building comprises work surface with inset stainless steel sink unit having mixer tap over, range of base units, AEG electric oven with saucepan drawer below, AEG microwave with cupboard above, adjacent storage cupboard with shelving, Electrolux integrated fridge/freezer, AEG four ring ceramic hob, further fitted base unit with cabinets and drawers, downlighters.

Bedroom 1

12'4 max x 10'1 (3.76m max x 3.07m)

(12'4 max into door recess reducing to 8'9 to cupboard front).

Attractive fitted wardrobe cupboards with adjacent shelving, ring circuit for lighting, secondary glazed sash window with outlook towards the Chapel.

En-Suite Shower Room

Spacious and tiled shower cubicle with glazed screen, Villeroy & Boch fitments including half pedestal wash hand basin with mixer tap, wc with concealed cistern, large mirror fronted medicine cabinet with internal lighting and under cupboard lighting over display shelf below, chrome effect electrically heated towel rail, tiled floor, downlighters.

Bedroom 2

10'3 max x 9'6 max (3.12m max x 2.90m max)

Level fitted wardrobe cupboard with drawers below, wall mounted mirror, ring circuit for lighting, secondary glazed sash window with coastal view.

Bedroom 3/Dressing Room

8'1 x 7'3 (2.46m x 2.21m)

(8'1 including depth of fitted units x 7'3 from fitted wardrobe cupboard front).

Measurements exclude door recess.

Currently used as a dressing room having an extensive range of fitted furniture including wardrobe cupboard, dressing table, drawer units and seat, downlighters, sash window to side with views towards the Chapel.

Family Bathroom

Villeroy& Boch fitments comprises bath with tiled surround, shower over and shower screen, half pedestal wash hand basin, wc with concealed cistern, mirror fronted medicine cabinet, shaver point, tiled floor, chrome effect heated towel rail, downlighters.

Outside

Garage

18'5 x 9'4 max (5.61m x 2.84m max)

(Maximum measurements including depth of internal pillars)

Number 16 - having light and power, pitched roof, up and over door. On approaching the garage block the garage is the 10th garage along on the left hand side.

Allocated Car Parking Space

Number 43.

Communal Grounds

All Saints is set within delightful and gated park-like communal gardens which are a particular feature of this development. This apartment can be approached by an attractive gravel driveway leading from King Edwards Parade giving access to the allocated car parking space. Within the grounds there is a beautiful Chapel, which is understood to be used for events. There is also a small communal residents gym located within the grounds.

N.B

We are informed by our client that the term of the lease is 125 years from 1st July 2009.

The Managing Agents are HML.

Annual Service Charge 01.07.2023 to 30.06.2024 is £3,924.80

Ground Rent 01/07/2023 to 30/06/2024 is £350.00

Annual Reserve Fund 01.07.2023 to 30.06.2024 is £3,336.75

(All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council - currently £4,027.42 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

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.

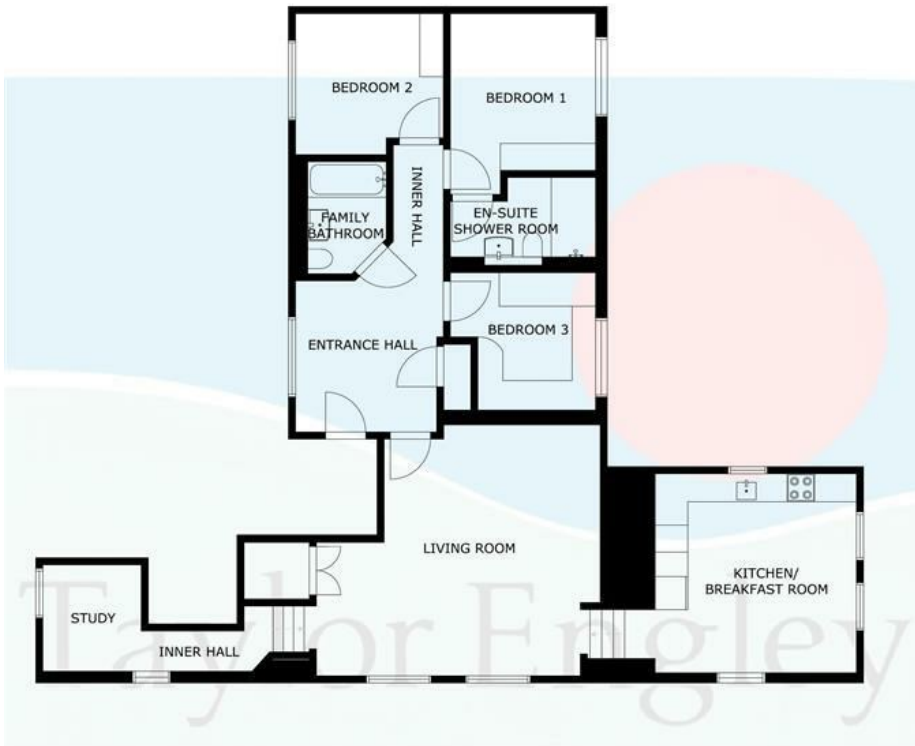
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



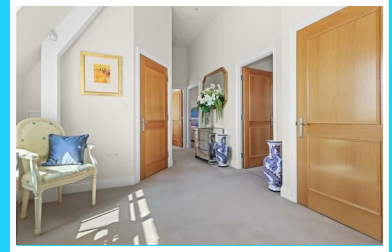






GROSS INTERNAL AREA
 TOTAL: 1244 sq ft, 116 m²
 FLOOR 1: 1244 sq ft, 116 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	44
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

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