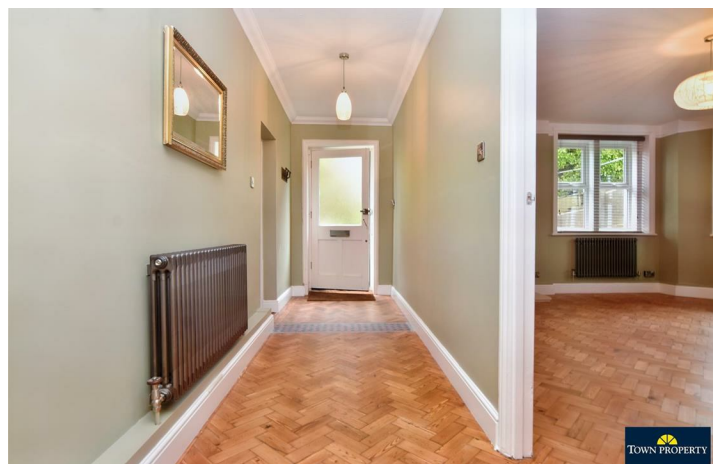


7 St Johns Court
38 St. Johns Road
Eastbourne, BN20 7NB

Leasehold - Share of Freehold

Guide Price
£300,000 - £320,000



2 Bedroom 1 Reception 1 Bathroom



TOWN FLATS

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[01323 416600](tel:01323 416600)

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.



TOWN FLATS



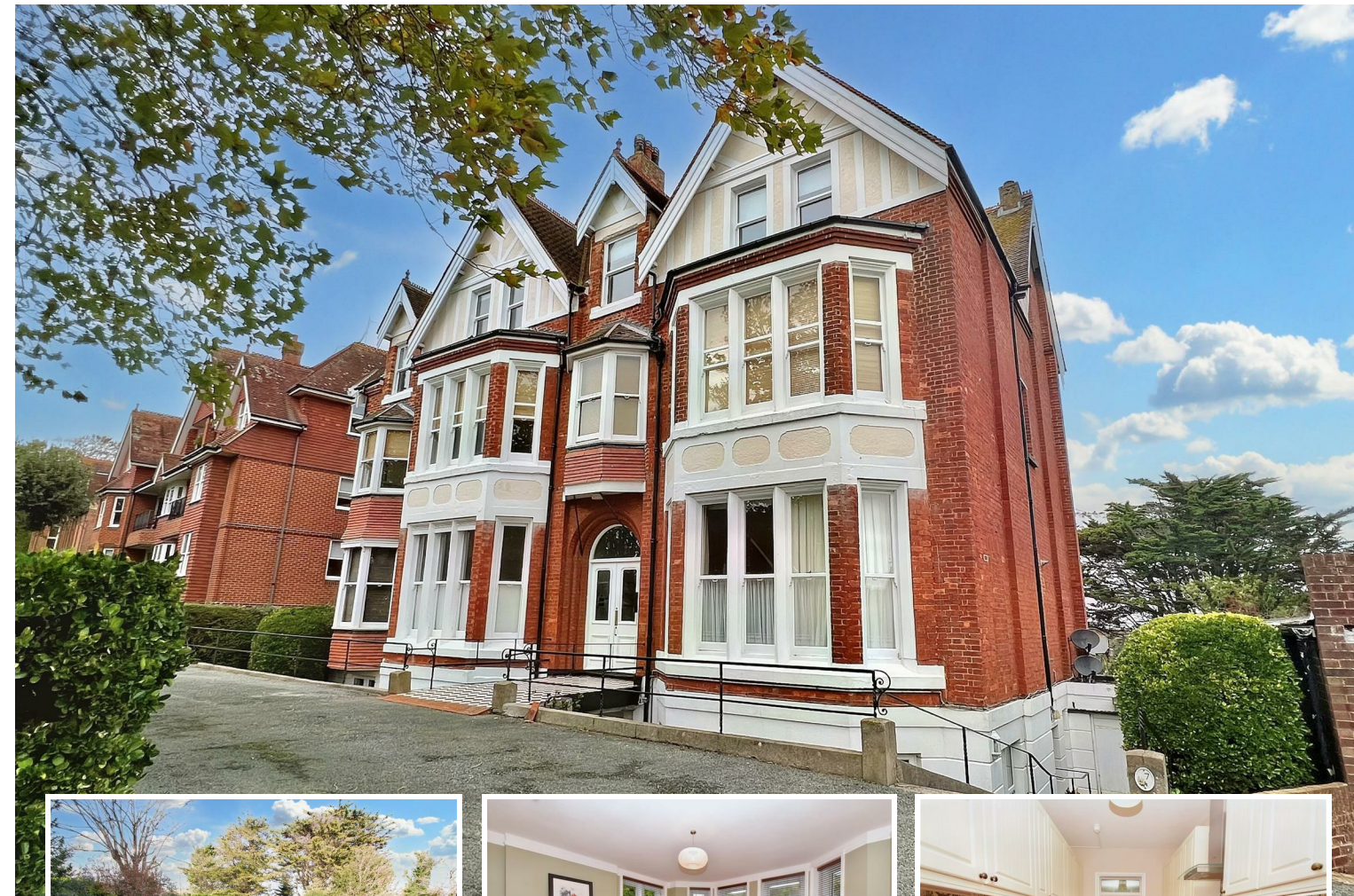
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7 St Johns Court, 38 St. Johns
Road, Eastbourne, BN20 7NB

Leasehold - Share of Freehold

Guide Price
£300,000 - £320,000

2 Bedroom 1 Reception 1 Bathroom



****GUIDE PRICE £300,000 - £310,000****

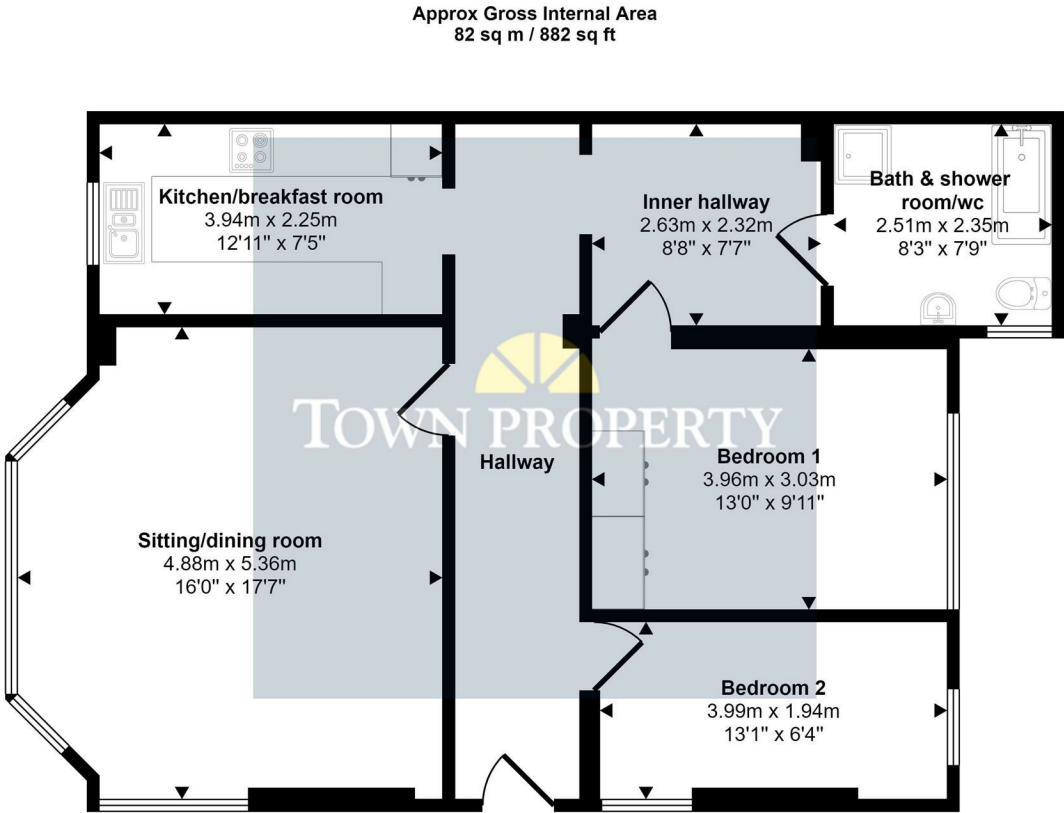
Being sold CHAIN FREE, this impressive lower ground floor flat occupies a favoured setting within Meads Village and is just yards from the high street shops and picturesque seafront. The property benefits from polished Parquet flooring throughout most rooms and the impressive sitting/dining room is bay fronted and also features stylish new radiators. There is a fitted kitchen/breakfast room, well appointed bath & shower room/wc and this lovely apartment is presented to a high standard of decoration throughout. Outside there is a useful store room which also houses the new gas boiler with a private area of garden and the communal garden arranged to the rear. Eastbourne's theatre land, Towner Art gallery and town centre shops are all within close walking distance.

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7 St Johns Court, 38 St. Johns Road, Eastbourne, BN20 7NB

Guide Price £300,000 - £320,000

Main Features	Entrance Frosted door to -
<ul style="list-style-type: none">Converted Flat2 Double BedroomsLower Ground FloorDouble Aspect Sitting/Dining RoomModern Kitchen/Breakfast RoomModern Bath & Shower Room/WCDouble Glazing & Gas Central HeatingArea Of Private Garden & Lawned Communal GardensLarge Store RoomCHAIN FREE	Entrance Hallway Radiator. Parquet flooring. Door to Bedroom 2. Double Aspect Sitting/Dining Room 17'7 x 16'0 (5.36m x 4.88m) Radiator. Feature fireplace with ornate surround, electric fire and mantel above. Parquet flooring. Double glazed window to front and side aspect. Modern Kitchen/Breakfast Room 12'11 x 7'5 (3.94m x 2.26m) Range of units comprising bowl and a half single drainer sink unit with mixer tap, decorative tiles and surrounding worksurfaces with cupboards and drawers under. Breakfast bar. Inset four ring gas hob, electric oven under and extractor cooker hood above. Integrated washing machine. Space for fridge/freezer. Parquet flooring. Double glazed window to front aspect. Inner Hallway Radiator. Store cupboard and airing cupboard with integrated shelving. Door to - Bedroom 1 13'0 x 9'11 (3.96m x 3.02m) Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect. Double Aspect Bedroom 2 (Via Entrance Hall) 13'1 x 6'4 (3.99m x 1.93m) Radiator. Double glazed windows to rear and side aspects. Door From Inner Hallway To - Modern Bath & Shower Room/WC Suite comprising panelled bath with mixer tap. Shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Double glazed window. Outside There is a useful store room located next to the front door with an area of private garden behind it. In addition, there are mature communal gardens. EPC = C. Council Tax Band = B.



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.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £70 per annum
Maintenance: £1211.16 per annum
Lease: 999 years from 2003. We have been advised of the lease term, we have not seen the lease