

2 Ravens Court
St Johns Road
Eastbourne, BN20 7HY

Leasehold - Share of Freehold

£400,000



2 Bedroom 1 Reception 2 Bathroom



TOWN FLATS

www.town-property.com info@townflats.com 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.



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GUIDE PRICE £400,000 - £425,000

Town Flats are delighted to offer for sale this spacious two bedroom apartment, that forms part of this prestigious purpose built development in the incredibly sought after Meads area of Eastbourne. The property offers a beautiful double aspect lounge, leading out to a sun balcony that enjoys views out to The English Channel. There are two double bedrooms, a modern bathroom and separate shower room, as well as an open plan kitchen/dining area, which boasts far reaching views over Eastbourne and beyond. Eastbourne's bustling seafront is just at the end of the road, with the much improved town centre, historic theatres, Picturesque Meads Village and mainline train station a short distance away. Further benefits include modern electric infrared heating, a garage with an electric up and over door and is being sold CHAIN FREE. An internal inspection comes highly recommended.

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Main Features

- Purpose Built Meads

Apartment

- 2 Bedrooms

- First Floor

- Lounge

- Sun Balcony

- Fitted Kitchen/Dining Room

- Bathroom/WC

- Shower Room/WC

- Garage

- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Two storage cupboards. Airing cupboard.

Lounge

15'7 x 12'3 (4.75m x 3.73m)

Modern electric infrared heater. Carpet. Double glazed window to side aspect. Sliding double glazed doors to sun balcony.

Fitted Kitchen/Dining Room

16'10 x 12'8 (5.13m x 3.86m)

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in eye level electric double oven. Inset four ring electric induction hob. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Modern electric infrared heater. Vinyl & carpet. Two double glazed windows.

Bedroom 1

15'5 x 11'10 (4.70m x 3.61m)

Modern electric infrared heater. Three double wardrobes. One single wardrobe. Carpet. Sliding double glazed doors to sun balcony.

Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

Modern electric infrared heater. Built-in wardrobe. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Electric heated towel rail. Vinyl flooring. Double glazed window to front aspect.

Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Electric Heated towel rail. Double glazed window to front aspect.

Outside

Attractive communal gardens consisting of lawned areas, mature hedges and flowers.

Garage

Electric up & over door. Electric power & light. (No. 15).

ECP = D.

Council Tax Band = E.

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:

Maintenance:

Lease:

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.