



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£269,950



4 Kesselville Court, 42 St. Johns Road, Eastbourne, BN20 7NB

A CHAIN FREE two bedroom hall floor apartment forming part of this stunning detached residence. Enviably situated in the Meads within comfortable walking distance of Meads high street the flat benefits from a bay windowed lounge/dining room, corniced ceiling and picture rails, garage and private garden to the rear. Eastbourne's picturesque seafront is also within comfortable walking distance and an internal inspection comes highly recommended.

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Main Features

- Spacious & Attractive Meads Apartment
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- Area Of Private Garden
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Entryphone handset. Built-in cupboard and over head storage.

Lounge

15'7 x 14'0 (4.75m x 4.27m)

Corniced ceiling. Picture rail. Fitted fire. Bay windowed to rear aspect.

Fitted Kitchen

10'9 x 6'11 (3.28m x 2.11m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for upright fridge/freezer. Plumbing and space for washing machine. Tiled floor. Part tiled walls. Wall mounted gas boiler. Frosted window.

Bedroom 1

16'1 x 9'11 (4.90m x 3.02m)

Radiator. Three windows to side aspect.

Bedroom 2

12'0 x 7'3 (3.66m x 2.21m)

Radiator. Frosted window to front aspect.

Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted window.

Outside

The flat has an area of private garden.

Parking

Garage with an up & over door.

EPC = D

Council Tax Band = B

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: N/A

Maintenance: £135 per calendar month.

Lease: 999 years from 1963. We have been advised of the least term, we have not seen the lease.

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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.