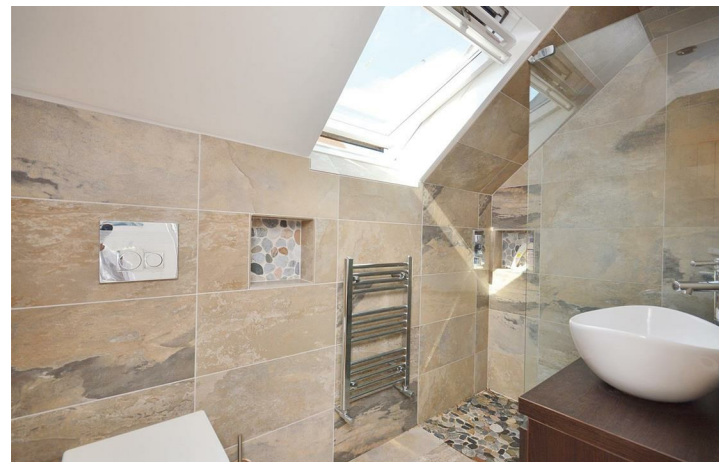


Flat 3, Eden Court, Edensor Road, Eastbourne, BN20 7YD

Leasehold - Share of Freehold

£399,950



4 Bedroom 1 Reception 2 Bathroom



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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.



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Leasehold - Share of Freehold

£399,950

4 Bedroom 1 Reception 2 Bathroom



Flat 3, Eden Court, Edensor Road, Eastbourne, BN20 7YD

Remarkably spacious duplex maisonette with a PRIVATE LAWNED GARDEN situated in a quiet residential enclave of Meads, comprising; 4 bedrooms, 2 bathrooms, big kitchen diner, ample of storage, beautifully presented with a private front door and a share of freehold. The location sits in a prime and sought after spot by St Andrew Prep with Meads Village, Holywell and the seafront all within comfortable walking distance.

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## Flat 3, Eden Court, Edensor Road, Eastbourne, BN20 7YD

**£399,950****Main Features**

- Garden Flat
- 4 Bedrooms
- Private Entrance Porch
- Spacious Entrance Hallway
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Luxury Shower Room/WC
- Private Lawned Rear Garden
- Share of the Freehold

**Entrance**

Private covered entrance porch with outside light. Double glazed front door to-

**Spacious Entrance Hallway**

Radiator. Built in cloaks cupboard. Built in shelved airing cupboard housing hot water tank. Built in utility cupboard with space and plumbing for washing machine. Electric meter. Oak flooring.

**Lounge**

18'3 x 12'6 (5.56m x 3.81m)

Feature recessed fireplace with tiled heart and fitted wood burner.

Range of built in cupboards with drawers and shelving. Double radiator. Double glazed window.

**Open Plan Kitchen/Dining Room**

16'0 x 12'4 (4.88m x 3.76m)

Fitted range of wall and base units with worktops, sink and mixer tap and cupboard under. Range of matching floor cupboards and drawers. Integrated dishwasher. Inset five ring stainless steel gas hob with extractor above. Built in electric oven. Retractable larder unit. Double radiator. Oak flooring. Par tiled ceramic walls. Double glazed window.

**Bedroom 2**

14'9 x 11'7 (4.50m x 3.53m)

Range of built in wardrobe cupboards. Further built in store cupboard. Coved ceiling. Double radiator. Double glazed window.

**Bedroom 4/Study**

11'6 x 7'7 (3.51m x 2.31m)

Double radiator. Built in wardrobe cupboard. Double glazed window.

**Bathroom/WC**

Panelled bath with mixer tap, rain shower above, additional handset and folding glazed shower screen. Vanity unit with inset wash hand basin and mixer tap. Low level WC. Chrome heated towel rail. Part tiled walls. Double glazed window.

**Stairs to Second Floor Landing****Bedroom 1**

16'11 x 8'5 (5.16m x 2.57m)

Radiator. Built in eaves store cupboard. Built in chest of drawers. Velux style windows.

**Bedroom 3**

12'8 x 12'2 (3.86m x 3.71m)

Double radiator. Built in eaves cupboard. Double glazed window.

**Luxury Shower Room/WC**

Walk in tiled shower cubicle with built in overhead rain shower, additional handset and shower screen. Vanity unit with feature wash hand basin, mixer tap and cabinet below. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Fully tiled walls. Velux window.

**Outside**

The property benefits from a private and well maintained garden of good size, arrange to the rear and mainly laid to lawn with established shrub borders, patio areas and brick built garden shed.

Council Tax Band = C

EPC = C

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: £2000 per annum.**

**Lease: 999 years from 1991. We have been advised of the lease term, we have not seen the lease.**