

28 Kepplestone,
Staveley Road,
Eastbourne, BN20 7JZ

Leasehold - Share of Freehold

Offers In Excess Of
£490,000



 4 Bedroom  2 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 £490,000 to £500,000

Located adjacent to the picturesque seafront in Eastbourne, this impressive 'Mansion' style apartment forms part of the imposing 'Kepplestone' development within yards of Meads Village and the fishing hamlet of Holywell. Arranged with four double bedrooms and two receptions (both with access to the rear facing covered balcony), this first floor apartment is notable for its size and versatile layout. Approached via a generous reception hallway, the accommodation also includes a cloakroom, kitchen/breakfast room, utility room and two 'Jack & Jill' en suite bathroom/wc's. Views from the rear extend up towards the heritage downland across lawned communal gardens. Residents parking is available on a first come first serve basis within the grounds of the sea facing block. The historic Western Lawns, Martello Tower and Victorian Pier are all within walking distance whilst the theatre district and mainline railway station with trains direct to central London can also be found within a half a mile distance.

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Main Features	Entrance Door to -	Utility Room Single drainer sink unit with surrounding worksurfaces with cupboards and drawers under. Inset washing machine and tumble dryer. Radiator. Frosted window.
• Spacious Mansion Apartment in Meads Village	Reception Hallway Radiator. Coats cupboard and store cupboard. Further storage cupboards. Carpet.	Outside There are communal gardens to the rear which are arranged to lawn with planted borders.
• 4 Bedrooms	Cloakroom	Parking There is no allocated parking with this apartment but residents parking is available within the grounds of the seafront facing block. This is on a first come first serve basis.
• First Floor	Low level WC. Pedestal wash hand basin with mixer tap. Carpet. Frosted window.	Council Tax Band = E
• Sitting Room with Balcony Access	Sitting Room Radiator. Fireplace with ornate surround and mantel above. Carpet. Double glazed Sash window to front aspect. Double glazed door to -	EPC = D
• Dining Room with Balcony Access	Rear Balcony With views towards the South Downs.	
• Kitchen/ Breakfast Room	Dining Room Radiator. Serving hatch. Carpet. Double glazed window to rear aspect. Door to balcony.	
• Bedroom 3/Study	Kitchen/Breakfast Room Range of units comprising of a bowl & a half single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboards & drawers under. Inset four ring electric hob & electric oven under. Integrated dishwasher. Space for fridge and freezer. Range of wall mounted units. Tiled floor. Double glazed window. Door to stairwell.	
• Bedroom 4/Library	Bedroom 1 Radiator. Built-in wardrobe. Carpet. Double glazed windows to side & rear aspect. Door to -	
• Jack and Jill Style 2 En-Suite Bathrooms/WC	Jack & Jill Master En-Suite Bathroom/WC Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Carpet. Frosted window.	
• Residence Parking Facilities	Bedroom 2 Radiator. Built-in wardrobe. Carpet. Secondary glazed window to front aspect.	
	Inner Hallway Storage cupboards. Door to Jack & Jill en-suite.	
	Bedroom 3/Study Radiator. Built-in bookcases. Carpets. Secondary glazed window to front aspect. Door to inner hallway. Further door to Jack & Jill en-suite.	
	Bedroom 4/Library Radiator. Built-in bookcases. Carpet. Window to front aspect.	
	Jack & Jill En-Suite Bathroom/WC Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Carpet. Frosted window.	
		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: Awaiting confirmation Maintenance: £6000 per annum which includes heating, hot water, water rates, caretaker, lifts, maintenance, electricity and gardening Lease: 999 years from 1968. We have been advised of the lease term, we have not seen the lease