

15 The Moorings,  
St. Johns Road,  
Eastbourne, BN20 7NL

Leasehold - Share of Freehold

Guide Price  
£300,000 - £320,000



2 Bedroom 1 Reception 1 Bathroom

TOWN FLATS

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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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A beautifully presented two bedroom fourth floor apartment with stunning far reaching views over Eastbourne towards the sea and South Downs. Enviably situated within comfortable walking distance of Meads high street the flat is being sold CHAIN FREE and with a share of the freehold. Offering spacious and well proportioned accommodation the apartment benefits from a glorious double aspect lounge, luxury refitted kitchen with integrated appliances, refitted shower room, separate cloakroom, two double bedrooms, double glazing, central heating and garage. An internal inspection comes very highly recommended.

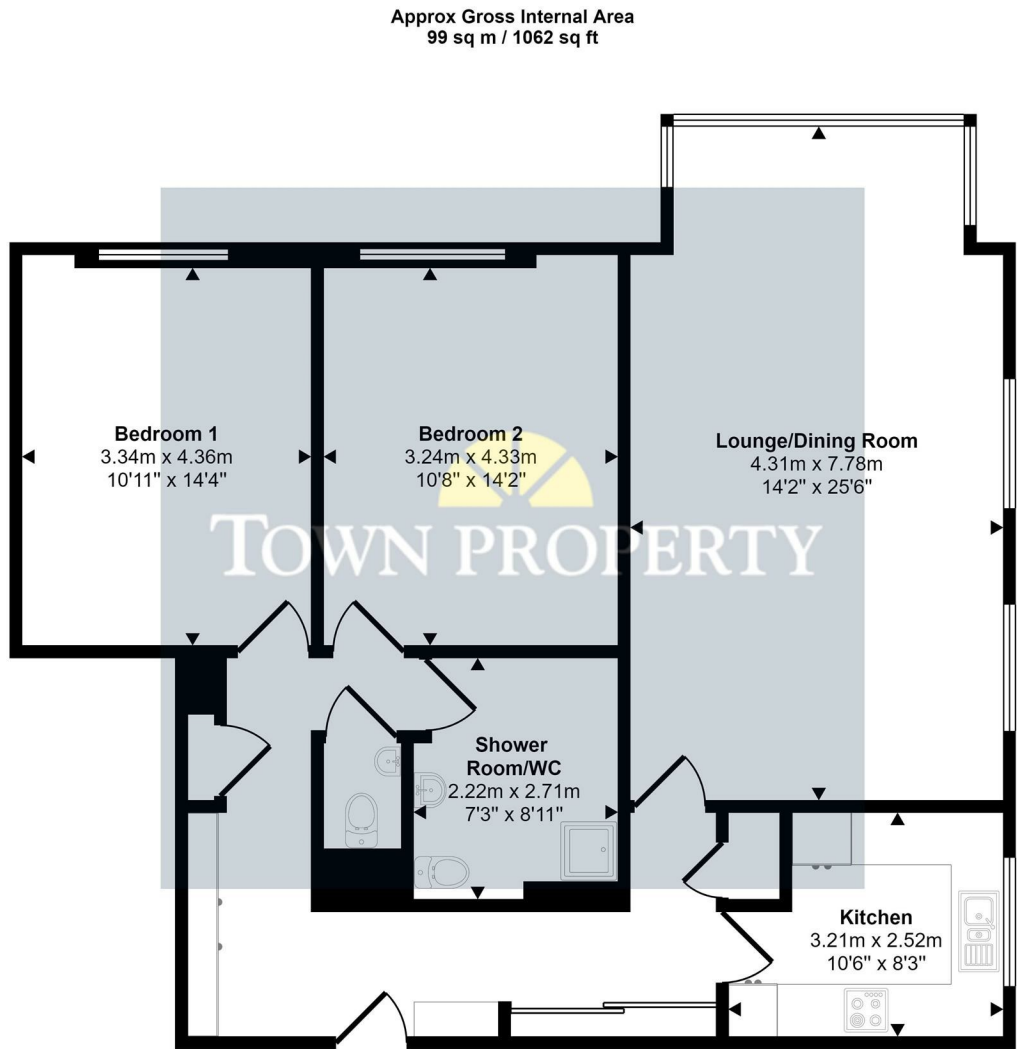
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Main Features	Entrance Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -
• Meads Apartment With Stunning Far Reaching Views	Hallway Entryphone handset. Telephone point. Generous storage space with built-in cupboard and a range of fitted base units with shelving above.
• 2 Bedrooms	
• Fourth Floor	Double Aspect Lounge 25'6 x 14'2 (7.77m x 4.32m ) Wonderful double aspect room with glorious far reaching views over Eastbourne towards the sea and South Downs. Wall mounted electric contemporary fire. Radiator. Wall lights. Television point.
• Double Aspect Lounge	
• Luxury Refitted Kitchen	Luxury Fitted Kitchen 10'6 x 8'3 (3.20m x 2.51m ) Wonderful range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with extractor cookerhood. Built-in eye level microwave and oven. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Under unit lighting. Cupboard housing gas boiler. Double glazed window.
• Separate Cloakroom	
• Luxury Refitted Shower Room/WC	Bedroom 1 14'4 x 10'11 (4.37m x 3.33m ) Radiator. Double glazed window to rear aspect with far reaching views over the Meads towards the sea.
• Double Glazing & Gas Central Heating	Bedroom 2 14'2 x 10'8 (4.32m x 3.25m ) Radiator. Double glazed window to rear aspect with far reaching views over the Meads towards the sea.
• Garage	Luxury Shower Room Luxury refitted white suite comprising walk-in shower cubicle with rainwater showerhead. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawer below. Tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.
• CHAIN FREE	Separate Cloakroom Refitted white suite comprising low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled floor.
	Outside The development is set in well maintained communal gardens that are mainly laid to lawn.
	Parking The apartment benefits from a garage located to the side.
	EPC = B
	Council Tax Band = D.



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: N/A**  
**Maintenance: Awaiting confirmation**  
**Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease**

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