



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£169,950



Flat 6, 32 St. Johns Road, Eastbourne, BN20 7JB

Situated on the second floor of an impressive detached period residence in Meads, this well presented one bedroom flat has undergone significant improvements and offers a unique split level layout that enhances the sense of space and character. Also being sold with a garage and no onward chain, the property enjoys a bright and airy feel throughout, with thoughtfully updated interiors that blend period charm with modern comfort. Located close to Meads Village, the seafront and scenic walks at the foot of the South Downs, the flat forms part of a converted building and benefits from lift access. An excellent opportunity for those seeking a stylish home, holiday retreat or investment in one of Eastbourne's most desirable residential areas.

Flat 6, 32 St. Johns Road,
Eastbourne, BN20 7JB

£169,950

Main Features

- Impressive Split Level Apartment
- 2nd Floor
- Spacious Bedroom
- Lounge
- Kitchen
- Bath & Shower Room/WC
- Garage
- Close to Local Shops & Seafront
- CHAIN FREE

Entrance

Communal entrance. Lift to second floor. Front door to-

Hallway

Storage cupboard.

Lounge

16'1 x 14'1 (4.90m x 4.29m)

Exposed floorboards. Feature fireplace. Radiator. Double glazed windows to front aspect.

Kitchen

12'6 x 7'7 (3.81m x 2.31m)

Fitted range of wall and base units, surrounding worktops with inset butlers sink and mixer tap. Electric hob. Eye level electric oven. Space and plumbing for washing machine. Integrated fridge freezer, dishwasher, microwave and plate warmer.

Bedroom

14'6 x 10'2 (4.42m x 3.10m)

Radiator. Fitted wardrobe. Double glazed windows to rear aspect.

Stairs From Hallway To-

Bath & Shower Room/WC

Bath with mixer tap and handheld shower attachment. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap. Low level WC. Frosted double glazed window. Doors to fire escape.

Garage

Single garage with up and over door to the rear of the block.

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: £2700 per annum. Includes contribution to sinking fund.

Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease.

www.town-property.com | E. info@townflats.com | T. 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.