



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£154,950



Flat 5, 32 St. Johns Road, Eastbourne, BN20 7JB

Set within an attractive detached period residence in sought after Meads, this bright and spacious one bedroom flat is located on the second floor and benefits from lift access. Beautifully presented throughout, the apartment offers panoramic views stretching from the sea across Eastbourne to the South Downs. It includes a large storage room with limited head height, ideal for versatile use or additional storage needs. The property is offered chain free and comes with a share of the freehold, adding to its long-term appeal. Perfectly positioned near Meads Village, the seafront and the scenic walking trails at the foot of the South Downs, this home combines character charm with modern convenience. An ideal choice for a main residence, holiday home or investment in one of Eastbourne's most desirable locations.



www.town-property.com



info@townflats.com

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Main Features

- Bright & Spacious Apartment
- Second Floor
- Double Bedroom
- Lounge
- Kitchen
- Bath & Shower Room/WC
- Storage Room
- Close to Local Shops & Seafront
- CHAIN FREE

Entrance

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

Hallway

Entry phone system. Radiator.

Lounge

16'1 x 13'9 (4.90m x 4.19m)
Two radiators. Double glazed windows to front aspect.

Kitchen

12'2 x 7'8 (3.71m x 2.34m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Electric cooker with extractor over. Space and plumbing for washing machine and dishwasher. Single glazed sash window to side aspect.

Bedroom

11'10 x 9'11 (3.61m x 3.02m)
Radiator. Fitted wardrobes. Single glazed sash windows to rear aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Double glazed window to front aspect.

Storage Area

9'7 x 7'3 (2.92m x 2.21m)
Large storage area accessed from the hallway. Restricted head height. Door to fire escape.

COUNCIL TAX BAND = A

EPC = D

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.

Lease: 999 years from 2005. We have been advised of the lease 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.