

5 De Walden Court,
51 Meads Road,
Eastbourne, BN20 7QB

Leasehold - Share of Freehold

Guide Price
£555,000 - £575,000



2/3 Bedroom 1 Reception 2 Bathroom



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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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Forming part of the Grade two listed former stately home 'De Walden Court', this stunning hall floor apartment in Meads Village boasts two/three bedrooms, a generous reception/dining hallway and has a wonderful private terrace where views extend across the delightful communal gardens with views towards the sea. The property is notable for original Oak panelled walls, feature fireplaces and high ceilings whilst the overall level of finish throughout is impressive. Benefits include a new shower room/wc, a useful utility room and a well appointed kitchen/breakfast room which includes 'Smeg' appliances and opens onto the terrace. A luxury bath and shower room/wc is another outstanding feature of this most appealing property that is just yards from the Village shops and picturesque Meads seafront. Eastbourne town centre with its bustling shops and mainline railway station with direct trains to London is only approximately half a mile distant.

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Main Features

- Stunning Meads Apartment Within Grade Two Listed Former Stately Home ‘De Walden Court’
- 2/3 Bedrooms
- Reception/Dining Hallway
- Modern Refitted Shower Room/WC
- Study/Occasional Bedroom 3
- Spacious Bay Windowed Drawing Room
- Fitted Kitchen/Breakfast Room & Utility Room
- Luxury Bath & Shower Room/WC
- Communal Garden
- PRIVATE TERRACE

Entrance
Communal entrance with private entrance door to -

Reception/Dining Hallway
Radiator. Carpet. Understairs cupboard. Frosted window.

Modern Refitted Shower Room/WC
Suite comprising fully tiled shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled floor. Radiator.

Study/Occasional Bedroom 3
16'8 x 6'10 (5.08m x 2.08m)
Radiator. Original oak flooring. Sash window to side aspect. (Would need adaption to turn into a permanent bedroom).

Drawing Room
22'6 x 17'1 (6.86m x 5.21m)
Radiator. Ornate fireplace with mantel and inset gas fire. Original Linenfold oak panelling. Original oak flooring. Bay Sash window with views across private terrace and with views towards the sea and coast beyond.

Fitted Kitchen/Breakfast Room
15'8 x 7'9 (4.78m x 2.36m)
Range of units comprising Butlers sink with mixer tap, part tiled walls and surrounding solid wooden worksurfaces with cupboards and drawers under. Inset 4 ring ‘SMEC’ gas hob and ‘eye level’ SMEG oven & grill. Integrated dishwasher. Range of wall mounted units. Breakfast bar. Space for fridge/freezer. Radiator. Original Victorian Mosaic tiled floor. Window to rear aspect. Double glazed door to rear garden & terrace.

Utility/Store Room
12'0 x 5'3 (3.66m x 1.60m)
Comprehensive range of fitted cupboards. Plumbing and space for washing machine and tumble dryer. Tiled floor. Stained glass window.

Bedroom 1
17'11 x 16'2 (5.46m x 4.93m)
Radiator. Stunning period fireplace with mantel above & open fire. Original oak flooring. Sash window to rear aspect.

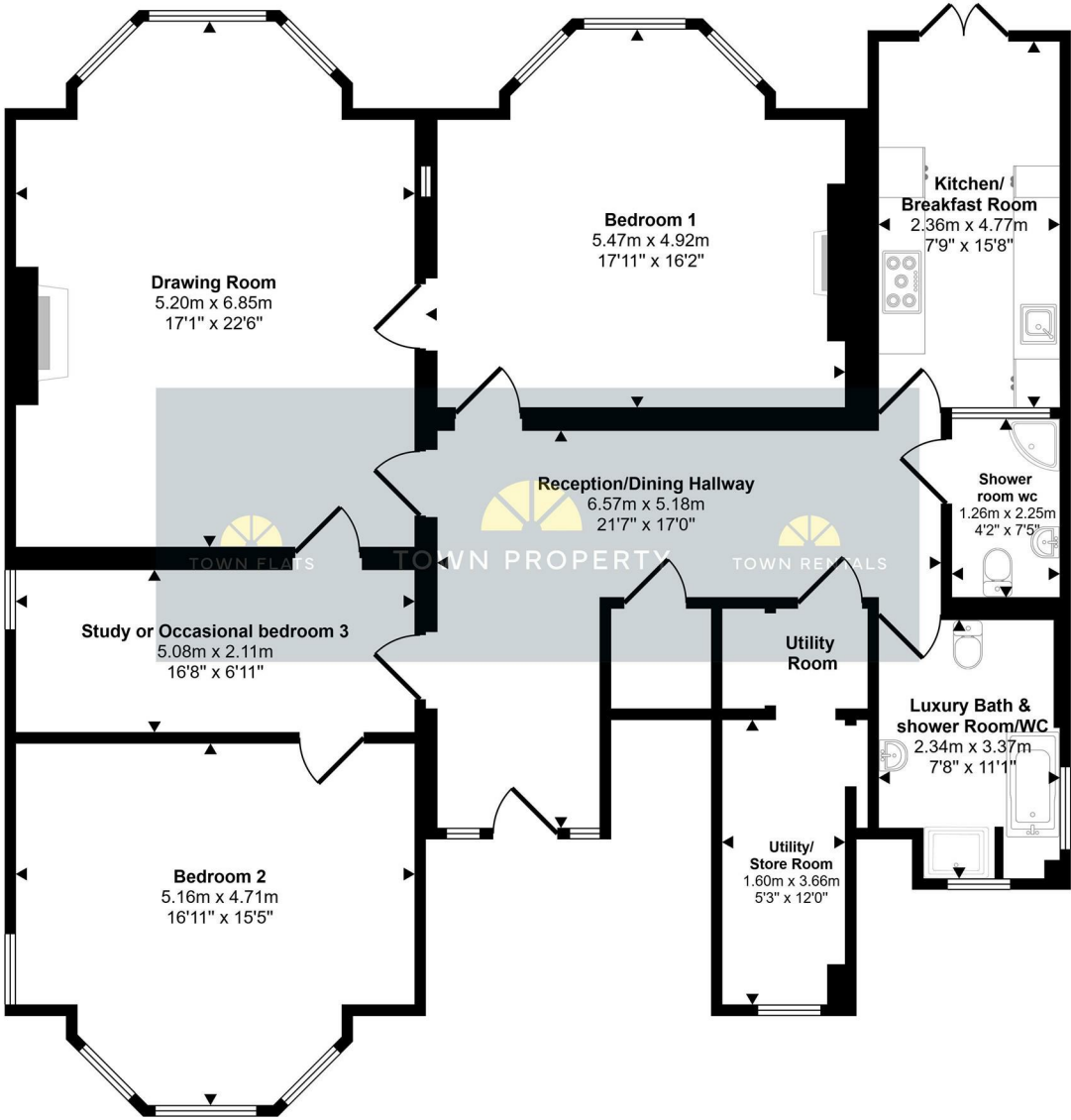
Bedroom 2
16'11 x 15'5 (5.16m x 4.70m)
Radiator. Original oak flooring. Sash windows to side and front aspects.

Luxury Bath & Shower Room/WC
Luxury suite comprising roll top bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Bespoke wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor. Cupboard housing gas boiler. Frosted window.

Outside
Private stone paved balustraded terrace (approximately 50 ft width by 40 ft depth) which is considered a fantastic entertaining space. Steps from terrace lead down to stunning communal gardens below and where distant views towards to sea can be enjoyed.

EPC = D

Council Tax Band = D



Floorplan

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: Circa £5000 per annum
Leasehold - Share Of The Freehold: 999 years from 1973. We have been advised of the lese term, we have not seen the lease