



1 Hill Court, St Johns Road, Eastbourne, BN20 7HU

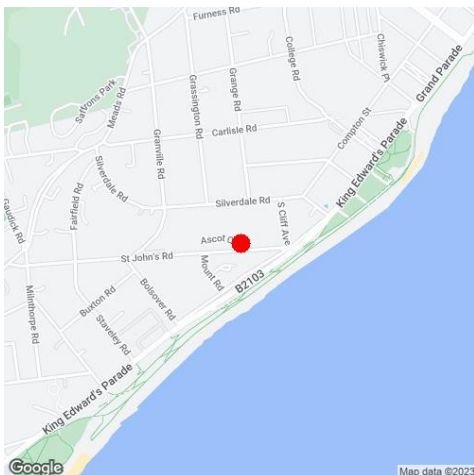
Price £339,500 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious two bedroom apartment on the ground floor of a small purpose built block affording panoramic views over Eastbourne to the rear and oblique sea views from the 20' balcony at the front. Hill court enjoys an enviable location within a couple of hundred yards of Meads seafront and comprises 6 apartments with just one on each floor. Flat 1 provides particularly bright and spacious accommodation that includes a splendid 17' x 15' living room with patio doors opening onto the 20' x 6' southerly facing balcony affording oblique sea views. The 15' kitchen has a comprehensive range of wall and base units together with an integrated oven, hob and fridge/freezer. Both double bedrooms have fitted wardrobes and are at the rear of the property affording glorious panoramic views over Eastbourne. The master bedroom has an en-suite shower room whilst a second bathroom serves the other bedroom. Other benefits include gas central heating and sealed unit double glazing.





### At a Glance:

- Delightful views over Eastbourne and towards the sea
- Exclusive small purpose-built development within 200 yards of Meads seafront.
- 20' x 6' balcony
- Two double bedrooms
- Two bathrooms (one en-suite)
- Sealed unit double glazing
- Gas central heating



### Accommodation:

**COMMUNAL FRONT DOOR**

**COMMUNAL HALL**

**FRONT DOOR**

**RECEPTION HALL**

**LIVING ROOM**

17'4" (5.28m) x 15'6" (4.72m)

**BALCONY**

20'0" (6.1m) x 6'0" (1.83m)

**KITCHEN**

15'6" (4.72m) x 7'2" (2.18m)

**MASTER BEDROOM**

18'0" (5.49m) x 13'0" (3.96m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

12'9" (3.89m) x 9'3" (2.82m) Max

**FAMILY BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**COUNCIL TAX:**

"D"

**EPC:**

"C"

**LEASE:**

The vendors are in the process of extending the lease to 159 years unexpired

**MAINTENANCE:**

Approx £3750 per annum

**GROUND RENT:**

Nil with extended lease

**PETS:**

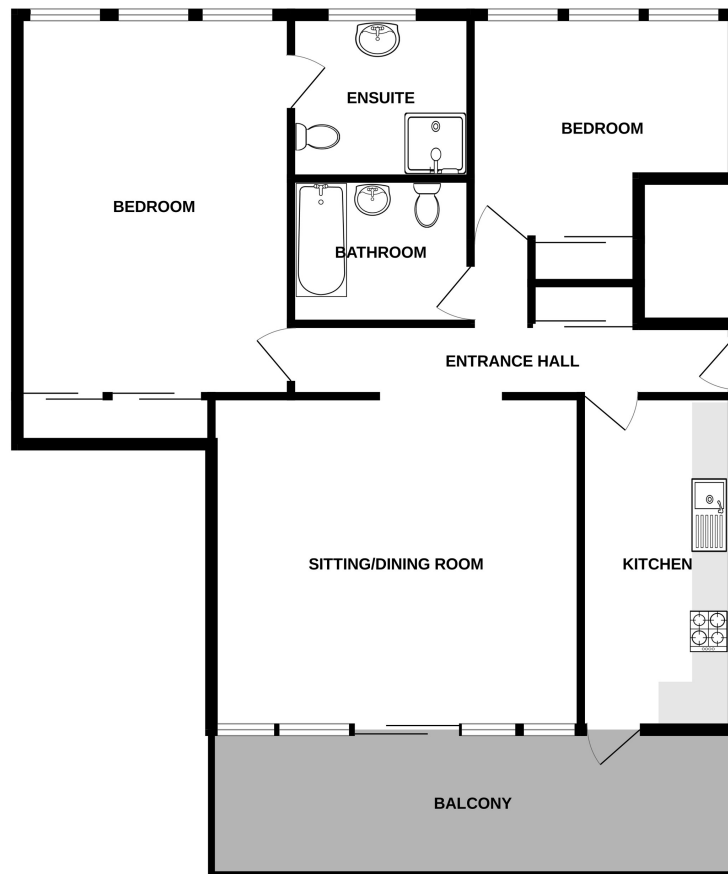
Not allowed

**SUB LETTING:**

Not allowed

(All details concerning the terms of the Lease and outgoings are subject to verification)

GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ref: 1

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**LS** Leaper  
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5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
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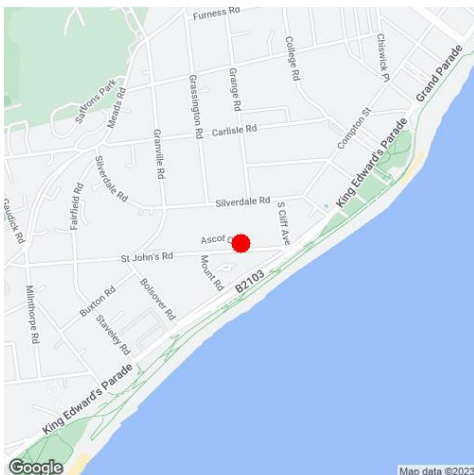
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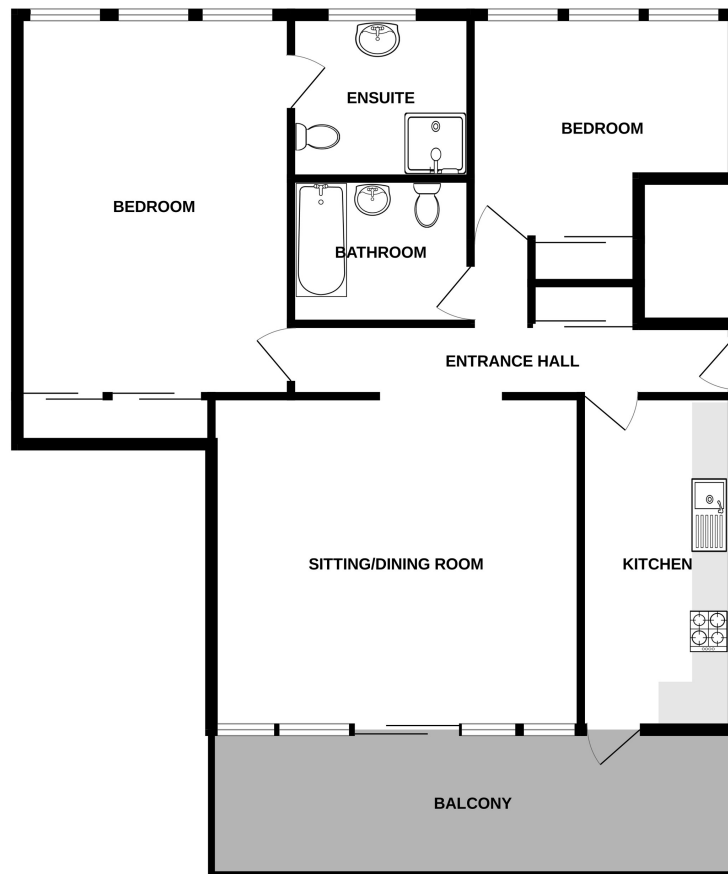
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