



6 St Saviour House, Eastbourne, BN20 7GA

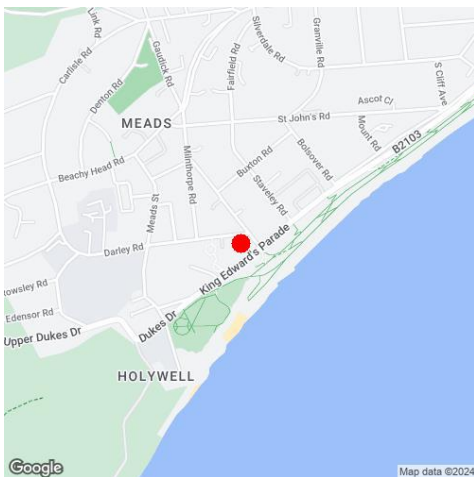
Price £640,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Forming part of the exclusive All Saints development created by Berkeley Homes- A magnificent first floor apartment affording glorious uninterrupted sea views and to The South Downs from the superb 20' southerly facing balcony. The apartment is one of the most spacious two bedroom designs within the development and features a splendid 28' x 20' L-shape living room which is open-plan to the recessed kitchen area. The kitchen comprises a comprehensive range of wall and base units beneath composite stone work surfaces, with integrated appliances that include an oven with combination microwave, ceramic hob, dishwasher and fridge/freezer. The master bedroom has a dressing area and en-suite bathroom with Villeroy & Boch suite with both a bath and walk-in shower. The second bedroom has a range of built-in bedroom furniture and is served by an equally well appointed shower room. Other benefits include oak flooring, underfloor gas central heating and sealed unit double glazing, together with an undercover parking space with direct lift access and a second uncovered parking space. St Saviour House is set within delightful communal grounds and is adjacent to the delightful All saints Park. Both the seafront and Meads village shopping facilities are within 200 yards, whilst Eastbourne town centre is little more than 1 mile





### At a Glance:

- Exclusive All Saints development just behind Meads seafront
- Glorious sea views from the 20' southerly facing balcony
- 28' x 20' L-shape living room
- Fully fitted kitchen
- Two double bedrooms with fitted bedroom furniture
- Two bath/shower rooms (one en-suite)
- Two allocated parking spaces (one under cover)
- Gas underfloor heating
- Sealed unit double glazing



### Accommodation:

COMMUNAL FRONT DOOR  
COMMUNAL ENTRANCE HALL  
STAIRS & PASSENGER LIFT TO FIRST FLOOR  
ENTRANCE HALL

L-SHAPE LIVING ROOM  
28'6" (8.69m) x 20'0" (6.1m)

20' SOUTH FACING BALCONY

KITCHEN AREA  
10'0" (3.05m) x 8'0" (2.44m)

BEDROOM 1  
21'8" (6.6m) x 11'8" (3.56m)

DRESSING AREA

EN-SUITE BATH/SHOWER ROOM

BEDROOM 2  
14'6" (4.42m) x 10'8" (3.25m)

SECOND LUXURY SHOWER ROOM

OUTSIDE:

DELIGHTFUL COMMUNAL GARDENS  
UNDER-BUILDING CAR PARKING SPACE  
SECOND PARKING SPACE

COUNCIL TAX:  
Band 'G'

EPC:  
'B'

LEASE:  
999 years from 2006 (Share in freehold)

MAINTENANCE:  
£3,373 per annum

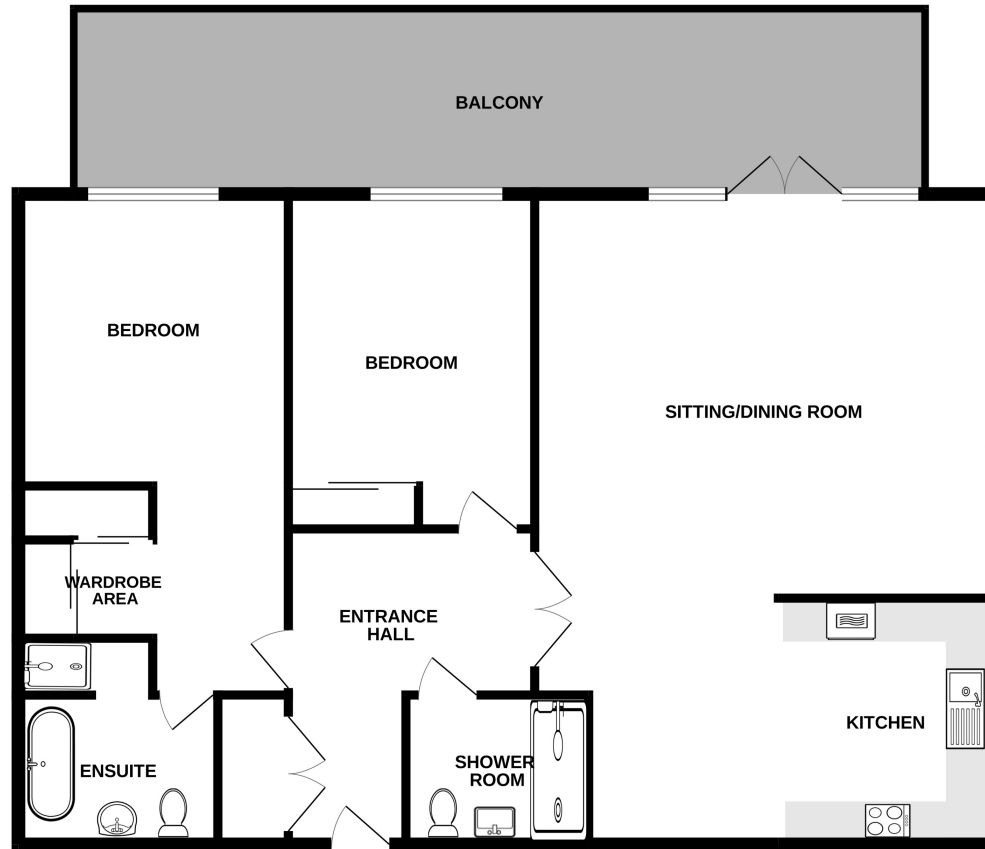
GROUND RENT:  
Nil

PETS  
Not allowed

SUB LETTING  
We understand it is allowed

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

# FLOOR



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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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