



20 Downs Court, Meads Street, Eastbourne, BN20 7FD

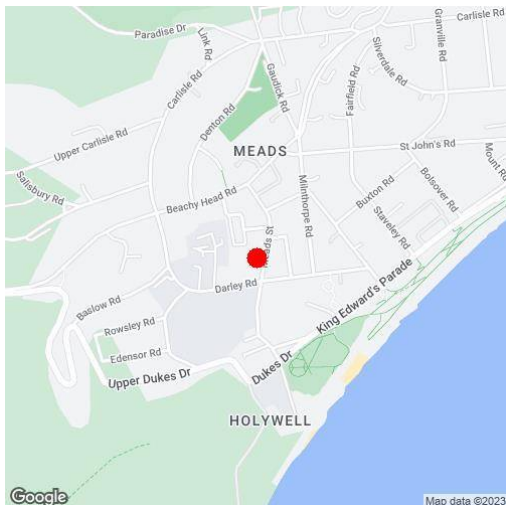
Price £325,000 | Leasehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A beautifully appointed third and fourth floor duplex penthouse apartment forming part of a modern conversion located in Meads Street with large roof terraces and sea views from all principal rooms. The spacious accommodation leads from a pleasant entrance hall and includes a splendid 20'3" x 15'6" living/dining room, separate kitchen/breakfast room and 2 double bedrooms. There is a glazed sun room located on the fourth floor, which opens out onto the impressive roof terraces, providing both wonderful sea views over Meads village and views back up to the South Downs behind. There are en-suite facilities to the master bedroom and the kitchen is well fitted with a comprehensive range of integrated appliances and granite worktops. Other benefits include individually controlled electric radiators, majority double glazed sash windows as well as under floor electric heating to both bathrooms. Located in the favoured Meads area, the shopping facilities of Meads Street are on your doorstep, with the seafront being only a few hundred yards away. Eastbourne town centre and railway station are approximately 1.5 miles distant. Flats of this type are rarely available, and a viewing is highly recommended to fully appreciate the merits of this duplex penthouse.





At a Glance:

- Duplex penthouse apartment
- Sea views from all principal rooms
- Large roof terraces with views to both the sea and South Downs
- 20'3" x 15'6" Living/dining room
- Fitted kitchen/breakfast room with granite worktops
- Sun room with two patio doors
- Two double bedrooms
- Two bath/shower rooms
- Allocated parking space
- Electric heating

Accommodation:

LIFT AND STAIRS TO THIRD FLOOR

ENTRANCE HALL

with utility cupboard housing washing machine

LIVING/DINING ROOM

20'3" (6.17m) x 15'6" (4.72m)

KITCHEN/BREAKFAST ROOM

15'6" (4.72m) x 7'10" (2.39m)

BEDROOM

10'6" (3.2m) x 10'4" (3.15m)

ENSUITE SHOWER ROOM

BEDROOM

13'3" (4.04m) x 10'3" (3.12m)

BATHROOM/WC

STAIRS RISING TO FOURTH FLOOR

SUNROOM

18'8" (5.69m) x 11'0" (3.35m) with two separate patio doors leading too

ROOF TERRACES

ALLOCATED PARKING SPACE

LEASE:

125 years from 01.04.2023

ANNUAL SERVICE CHARGE:

£1,769.40

ANNUAL CONTRIBUTION TO RESERVE FUND:

£504.22

GROUND RENT:

Nil

PETS:

Allowed with permission

SUBLETTING:

Permitted

EPC:

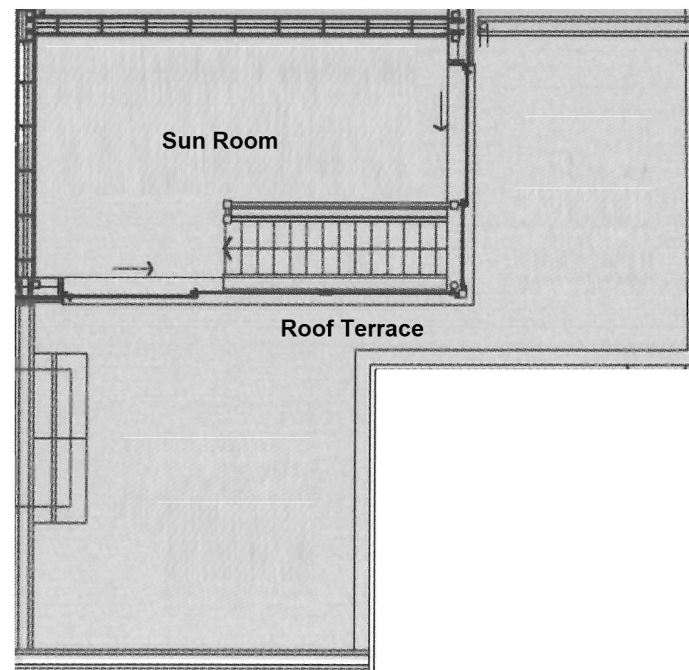
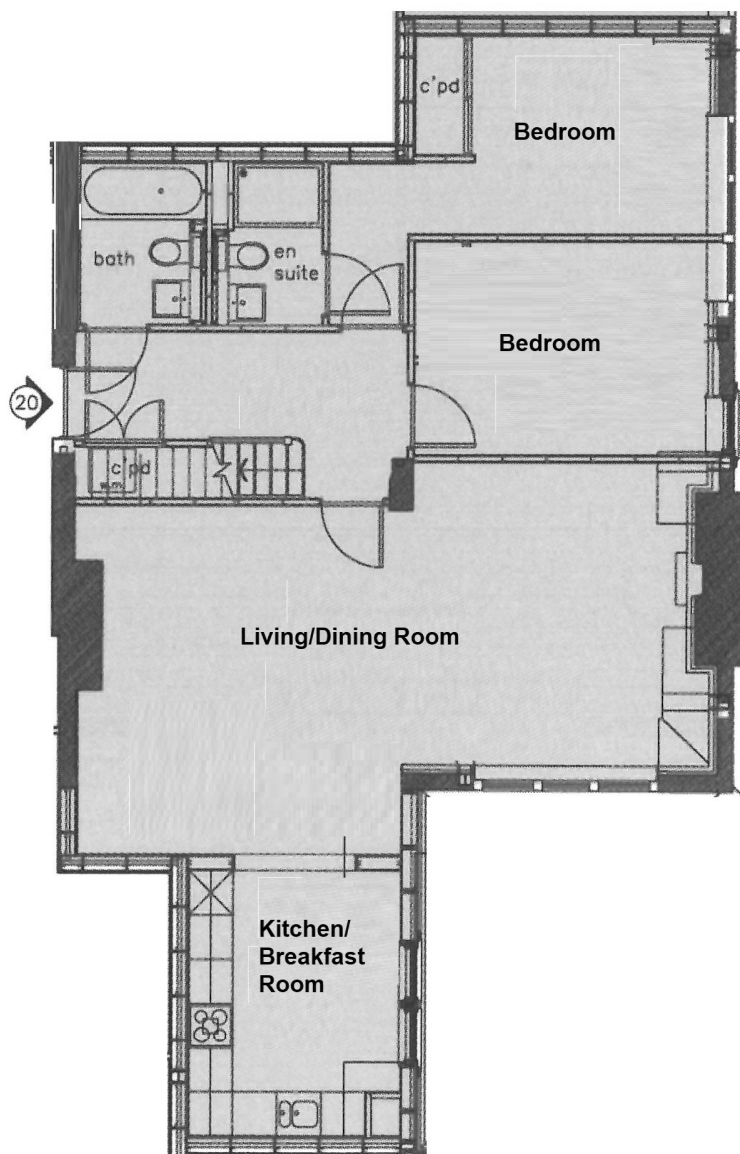
'D'

COUNCIL TAX:

Band 'E'

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





Ref: 1

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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