



Flat 1, 36a Meads Street, Eastbourne, BN20 7RG

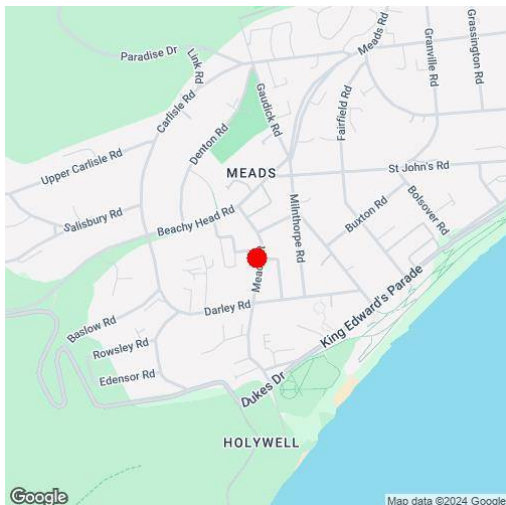
Price £215,000 | Leasehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A very well presented one bedroom ground floor flat boasting private garden located in the heart of Meads village with easy access to the variety of shops, cafes and amenities the high street has to offer. This unique property is offered to the market chain free and is within a short walk to Meads seafront and Eastbourne town centre with the Beacon shopping centre and mainline railway station being approximately a mile away. This delightful property enjoys a number of features and benefits with accommodation comprising communal entrance hall, private entrance lobby, bright and spacious open plan kitchen/sitting room with modern fittings and french doors leading to the garden. There is a well appointed shower room with walk in shower cubicle, wash hand basin and wc. The double bedroom is a good size and boasts french doors and a pleasant outlook to the garden. The property is double glazed and has gas central heating & the private courtyard is low maintenance and is mainly laid to patio and screened by brick wall and fencing.





### At a Glance:

- One bedroom ground floor flat
- Private garden
- Chain free
- Very well presented throughout
- Modern open plan kitchen/sitting room
- Well appointed shower room
- Heart of Meads village close to a variety of shops
- Walking distance to the seafront

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**ENTRANCE LOBBY**

**OPEN PLAN KITCHEN / LIVING ROOM**

20'7" (6.27m) x 10'8" (3.25m)

**BEDROOM**

11'1" (3.38m) x 8'8" (2.64m)

**SHOWER ROOM**

**OUTSIDE:**

**PRIVATE GARDEN**

**LEASE:**

90 years remaining

**MAINTENANCE:**

£1,194.49 per annum

**GROUND RENT:**

£200 per annum

**PETS:**

Allowed

**SUB-LETTING:**

Allowed

**COUNCIL TAX:**

Band `A`

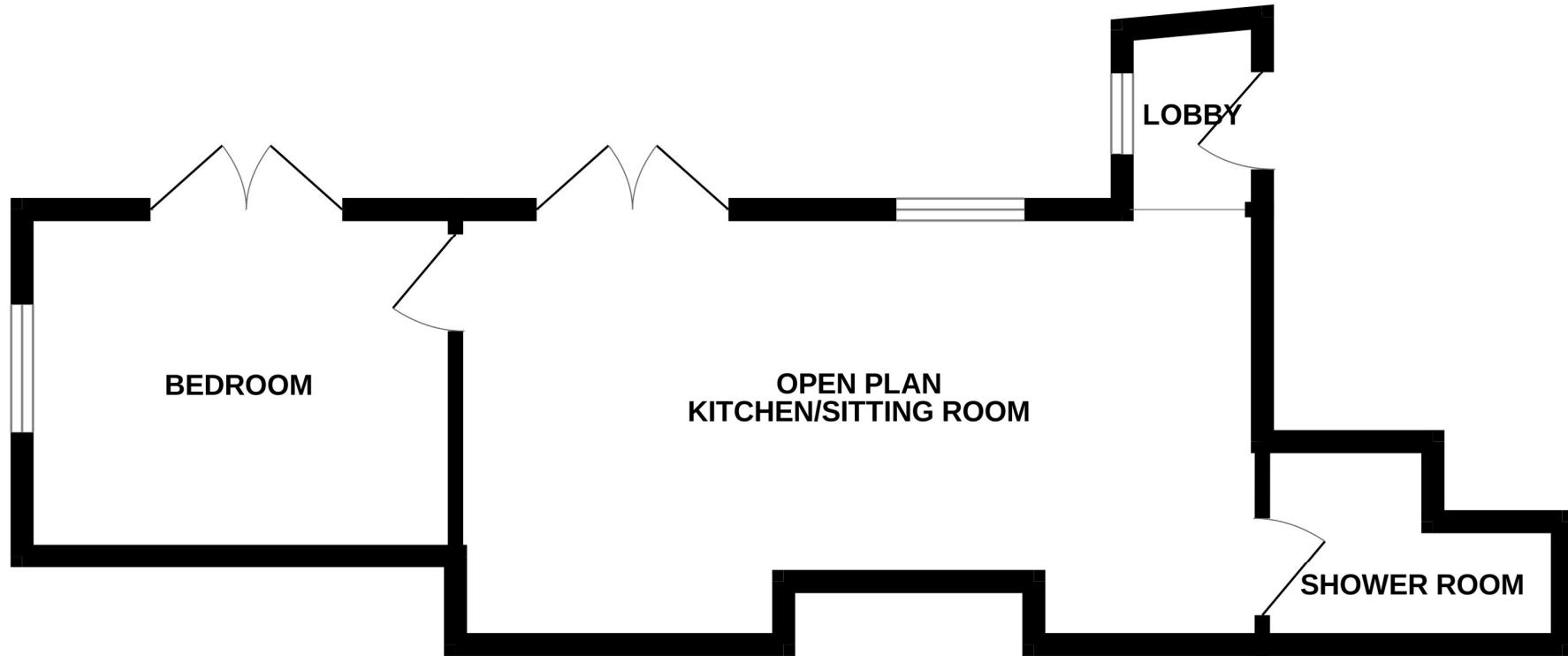
**EPC:**

`E`

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



# GROUND FLOOR



Ref: 3

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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Stanbrook

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