



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

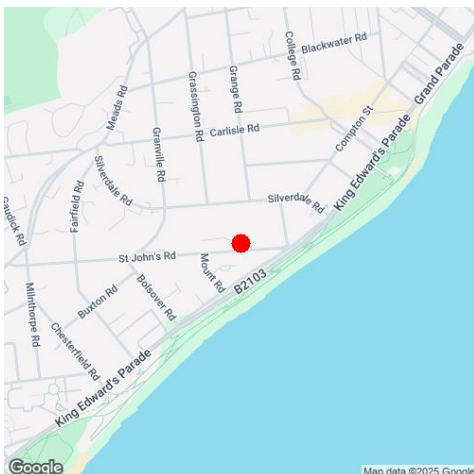
Price £495,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An outstanding two/three bedroom apartment substantially renovated within the last few years, affording glorious views of the English Channel to the front from the superb 22' balcony and panoramic views over Eastbourne to the sea and South Downs from the rear. The apartment, which is accessed by passenger lift, comprises the entire third floor of a small and exclusive purpose-built development just behind Meads seafront and takes full advantage of its elevated position with all of the principal rooms enjoying the truly exceptional views. The living accommodation comprises a splendid 23' x 15' sitting room with patio doors opening onto the 22' balcony and a recently re-fitted high quality 20' kitchen/breakfast room. The kitchen area is fitted with a comprehensive range of wall and base units beneath Silestone work surfaces, with Bosch integrated appliances that include an oven, gas hob, washing machine and dishwasher. There are two principal double bedrooms and a study/third double bedroom with a beautifully appointed en-suite shower room to the master bedroom and an equally well appointed bathroom serving the other bedrooms. Other benefits include gas central heating and sealed unit double glazing, together with an undercover parking space within the underground garage with direct lift access. Located in the heart of Meads, the seafront is within two hundred yards, whilst Meads village shopping facilities and Eastbourne town centre are both approximately a half mile away. An internal inspection is essential to appreciate the qualities of this most desirable home.





At a Glance:

- All principal rooms enjoying exceptional panoramic sea and downland views
- Exclusive small purpose-built development just behind Meads seafront
- Substantially refurbished in recent years
- Beautifully appointed 20' kitchen/dining room
- 22' southerly facing balcony
- Two/Three bedrooms
- Two re-fitted bath/shower rooms (one en-suite)
- Covered parking space
- Gas central heating and Sealed unit double glazing
- Prime Meads location within 200 yards of the seafront

Accommodation:

PRIVATE FRONT DOOR

RECEPTION HALL

SITTING ROOM

23'0" (7.01m) x 15'8" (4.78m)

LARGE BALCONY

STUDY/BEDROOM 3

16'0" (4.88m) x 9'1" (2.77m)

KITCHEN/DINING ROOM

20'2" (6.15m) x 10'2" (3.1m)

MASTER BEDROOM 1

18'6" (5.64m) x 13'0" (3.96m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'10" (3.91m) x 11'0" (3.35m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

DESIGNATED PARKING SPACE

LEASE:

125 years from 1993.

MAINTENANCE:

To be confirmed

GROUND RENT:

£100 per annum

PETS:

Not permitted

SUB-LETTING:

Not permitted

COUNCIL TAX:

Band "E"

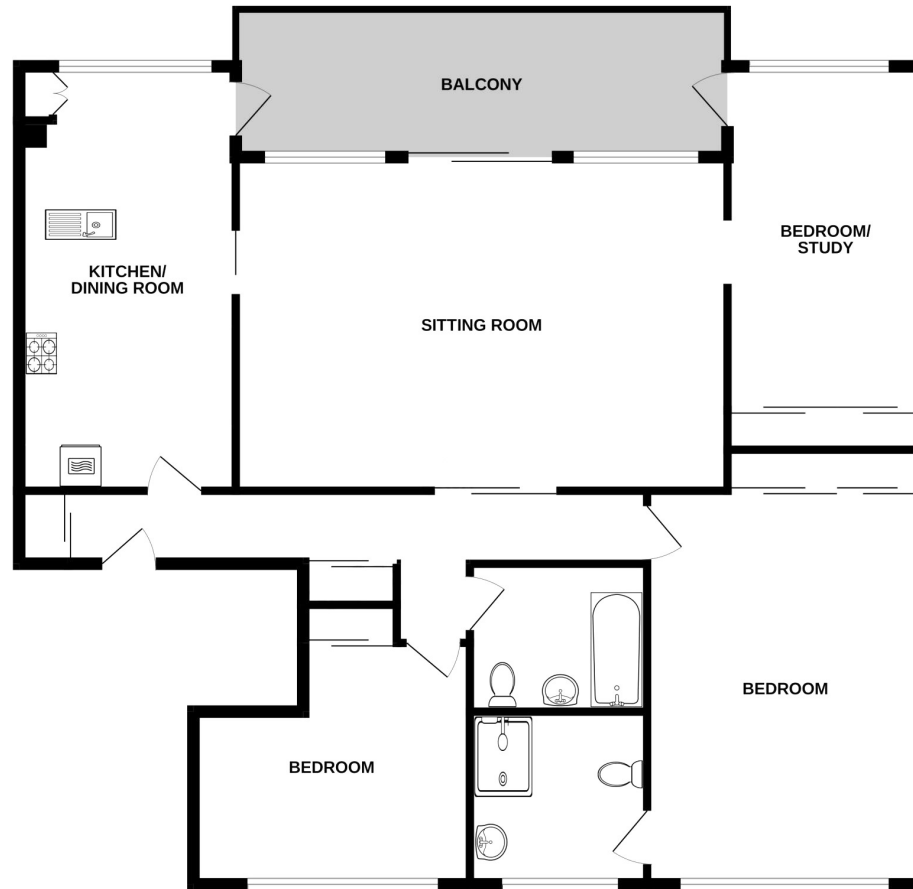
EPC:

"C"

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



MAIN FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453sq. ft. (135.0 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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