



**21 Downs Court, 64 Meads Street, Eastbourne, BN20 7FD**

**Price £270,000 | Leasehold**

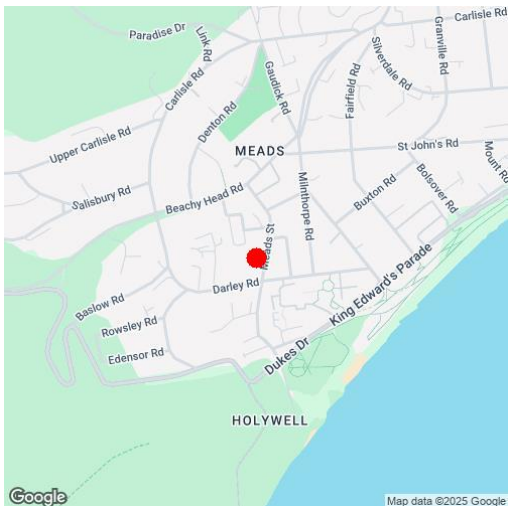
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



A delightful two bedroom apartment with generous south facing sun terrace affording glorious views to the sea and South Downs, enviably located in the heart of Meads village with all local amenities literally on the doorstep. The apartment is situated on the third (top) floor and is accessed by passenger lift. The accommodation comprises a particularly bright 24' x 19' L-shape living room bathed in light with dual aspect windows and two pairs of casement doors opening onto the wonderful terrace. The kitchen is fitted with a comprehensive range of wall and base units beneath granite work surfaces with integrated Miele appliances that include an oven, hob, dishwasher and fridge/freezer. There are two double bedrooms one with an en-suite shower room whilst the other is served by a well appointed bathroom. The living room and both bedrooms all enjoy the splendid views. Other benefits include sealed unit double glazed sash-style windows, electric panel heaters and an allocated parking space. The apartment is available with no onward chain and will come with a new 125 year lease.







### At a Glance:

- Prime Meads village location
- Superb south facing sun terrace
- Glorious views to the sea and South Downs
- Particularly bright 24' x 19' L-shape living room
- Fitted kitchen
- Two bath/shower rooms (one en-suite)
- Allocated parking space
- Sash-style sealed unit double glazed windows

### Accommodation:

**STAIRS & PASSENGER LIFT TO THIRD (TOP) FLOOR**

**FRONT DOOR**

**HALL**

**L SHAPED LIVING ROOM**

24'9" (7.54m) x 19'0" (5.79m)

**SUN TERRACE**

17'3" (5.26m) x 8'0" (2.44m)

**KITCHEN**

8'6" (2.59m) x 8'0" (2.44m)

**BEDROOM 1**

14'3" (4.34m) x 10'3" (3.12m) plus recess

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

10'2" (3.1m) x 10'9" (3.28m)

**FAMILY BATHROOM**

**OUTSIDE:**

**ALLOCATED PARKING SPACE**

**LEASE**

125 years

**MAINTENANCE:**

TBC

**GROUND RENT:**

TBC

**SUB-LETTING:**

Allowed

**PETS:**

Allowed

**COUNCIL TAX:**

Band 'E'

**EPC:**

'D'

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



Floorplan Awaited

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.



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

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

**website**  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

**email**  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)