



Flat 9 St Gabriel House, 4 Darley Road, Eastbourne, BN20 7GB

Price £695,000 | Share of Freehold

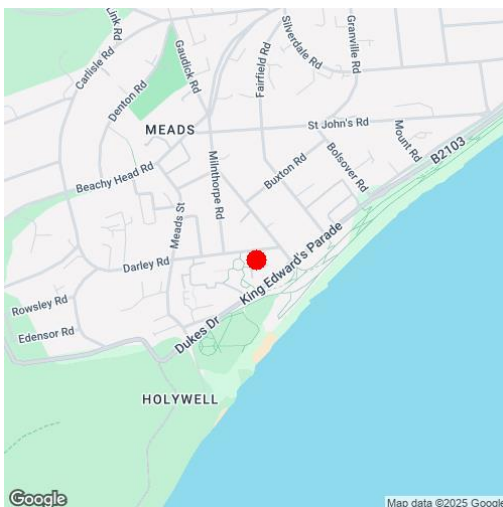
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A rare opportunity to acquire a three bedroom apartment within St Gabriel House forming part of The All Saints development just behind Meads seafront, affording delightful views across the immaculate communal gardens to the sea and South Downs. Created by Berkeley Homes in 2007, the apartment is situated on the second floor and provides spacious and beautifully appointed accommodation that includes a 23' living room with double doors opening onto a 25' southerly facing balcony affording glorious views to the coast. The 15' kitchen/breakfast room is fitted with a comprehensive range of contrasting wall and base units beneath granite work surfaces with integrated appliances that include an oven, second combination microwave and oven, hob, dishwasher and fridge/freezer. All three bedrooms are double rooms with the master bedroom having built-in wardrobes and an en-suite bathroom with Villeroy & Boch suite with a bath and oversized shower cubicle. The family bathroom is equally well appointed with Villeroy & Boch suite and also has both a bath and shower cubicle. Other benefits include gas underfloor heating, sealed unit double glazing, a store room and two car parking spaces, one of which is undercover with direct lift access from the block. St Gabriel House is set within delightful grounds and provides direct access to All Saints park. The seafront is within 200 yards whilst the Meads village shopping facilities are a similar distance. There are only a very limited number of three bedroom apartments in the development and an early internal inspection is highly recommended.







## At a Glance:

- Exclusive seafront development created by Berkeley Homes
- Glorious sea and downland views
- Three double bedrooms
- Two Villeroy & Boch bathroom suites with both a bath & shower cubicle
- 23' sitting room
- 25' balcony
- Beautifully fitted kitchen/breakfast room with integrated appliances
- Two parking spaces, one under cover

## Accommodation:

**STAIRS AND PASSENGER LIFT TO SECOND FLOOR**

**FRONT DOOR**

**RECEPTION HALL**

**SITTING ROOM**

23'6" (7.16m) x 12'0" (3.66m)

**BALCONY**

**KITCHEN / DINING ROOM**

15'0" (4.57m) x 11'4" (3.45m)

**MASTER BEDROOM**

12'3" (3.73m) x 18'0" (5.49m) Max Including recess

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

13'10" (4.22m) x 11'6" (3.51m) Plus recess

**BEDROOM 3**

14'8" (4.47m) x 9'0" (2.74m)

**FAMILY BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**UNDER COVER PARKING SPACE**

**SECOND ALLOCATED PARKING SPACE**

**LEASE:**

TBC

**MAINTENANCE:**

TBC

**GROUND RENT:**

TBC

**SUB-LETTING:**

With freeholder's approval

**PETS:**

Management approval required

**COUNCIL TAX:**

Band 'G'

**EPC:**

TBC

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





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.

**LS** **Leaper  
Stanbrook**

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

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

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) <sup>website</sup>

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) <sup>email</sup>