



9 Hunters Lodge, St Johns Road, Eastbourne, BN20 7NB

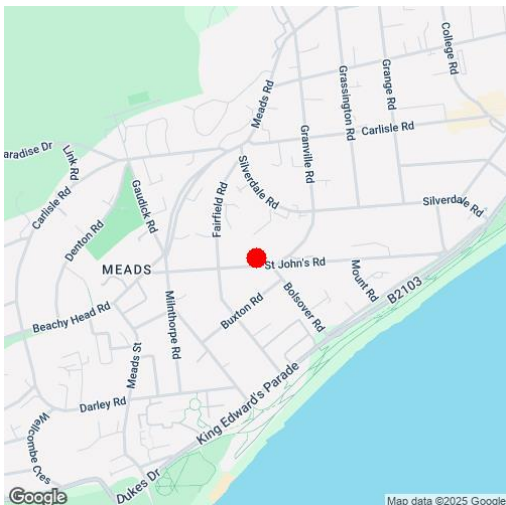
Price £570,000 | Leasehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A wonderfully spacious and beautifully presented three bedroom duplex apartment on the second and third floors of a modern purpose-built block in the favoured Meads area of Eastbourne. Hunters Lodge is a small and exclusive development that was constructed in the late 1980s and blends in beautifully with the neighbouring Edwardian & Victorian properties. The apartment itself provides wonderfully spacious living accommodation that includes a a delightful 23' x 22' L-shape living room with defined dining area and a generous refitted kitchen/breakfast room with a comprehensive range of wall and base units beneath granite work surfaces. Integrated appliances include a Bosch oven, microwave, 5-burner gas hob, dishwasher, washing machine and fridge/freezer. There is also a small sun room, bedroom and cloakroom on this floor. A feature oak and glass spiral staircase rises from the living room to the third floor landing with a window affording delightful views over Eastbourne to the South Downs. There are two further bedrooms, both with fitted wardrobes and one with a re-fitted en-suite shower room, together with a very well appointed bathroom on this floor. A staircase rises to a very useful room on the top floor currently arranged as an office but could double up as an occasional bedroom. Hunters Lodge is set within delightful communal gardens with visitors' parking area, whilst there is a secure covered parking space in the basement with direct lift access. Other benefits include gas central heating and sealed unit double glazing. Located in the much favoured Meads area, local shopping facilities in Meads Street and the seafront are both within a few hundred yards. An internal inspection is considered essential to appreciate the merits of this delightful home.





At a Glance:

- Beautifully appointed and contemporary duplex-style apartment
- 23' x 22' L-shape living room
- Well appointed kitchen/breakfast room with integrated appliances
- Feature oak and glass spiral staircase
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- Office/occasional fourth bedroom
- Secure undercover parking space
- Gas central heating and sealed unit double glazing



Accommodation:

PASSENGER LIFT & STAIRS TO SECOND FLOOR

FRONT DOOR

RECEPTION HALL

CLOAKROOM/WC

L-SHAPE LIVING ROOM 23'10" (7.26m) x 22'0" (6.71m)

SUN ROOM 12'6" (3.81m) x 5'0" (1.52m)

KITCHEN 12'4" (3.76m) x 11'6" (3.51m)

BEDROOM 3 10'0" (3.05m) x 8'6" (2.59m)

FEATURE OAK AND GLASS SPIRAL STAIRCASE rises from living room to third floor landing

MASTER BEDROOM 12'0" (3.66m) x 10'8" (3.25m)

EN-SUITE SHOWER ROOM

BEDROOM 2 13'3" (4.04m) x 12'4" (3.76m)

FAMILY BATHROOM/WC

A PERMENANT STAIRCASE FROM THE LANDING RISES TO:-

STUDY/OCCASIONAL FOURTH BEDROOM 2'6" (0.76m) x 12'4" (3.76m) (some restricted headroom)

OUTSIDE:

UNDERCOVER SECURE PARKING SPACE

LEASE: 125 years from 25 March 1991

GROUND RENT: £95 PER HALF YEAR

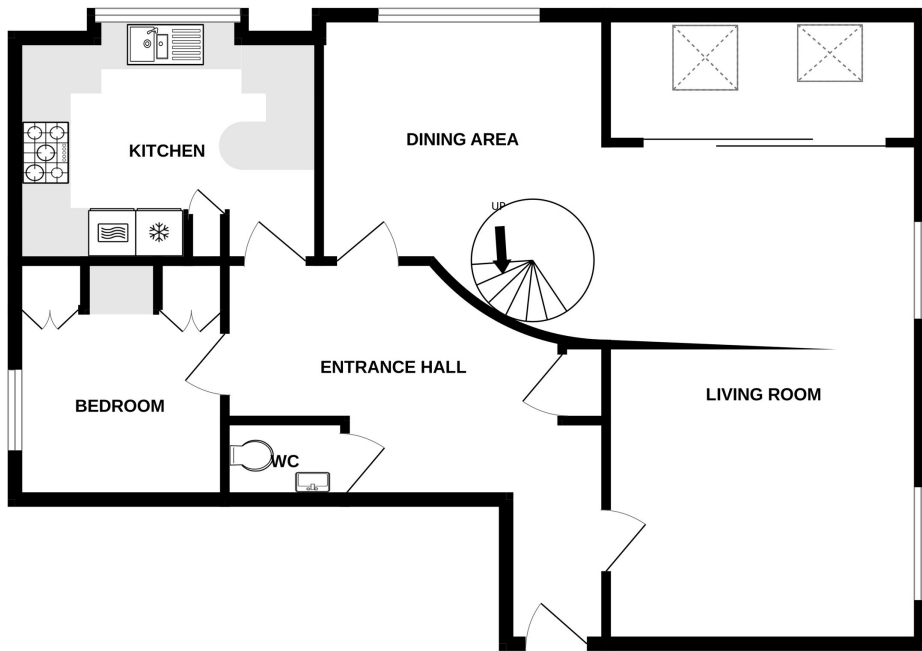
SERVICE CHARGE: £1818 per half year + £162 contribution to reserve fund

COUNCIL TAX: Band 'G'

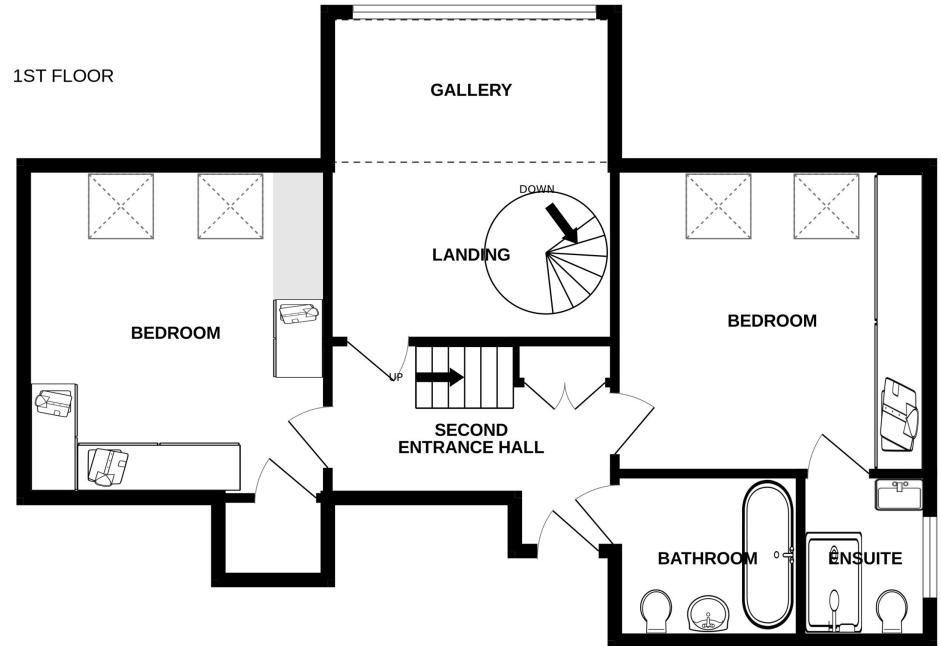
EPC: 'C'

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

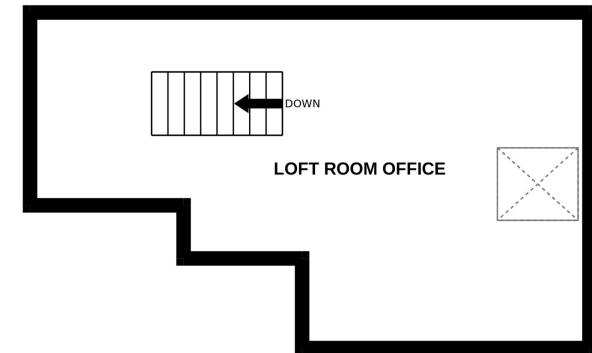
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2025

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

website
www.leaperstanbrook.co.uk
email
sales@leaperstanbrook.co.uk