



**19 Downs Court, Meads Street, Eastbourne, BN20 7FD**

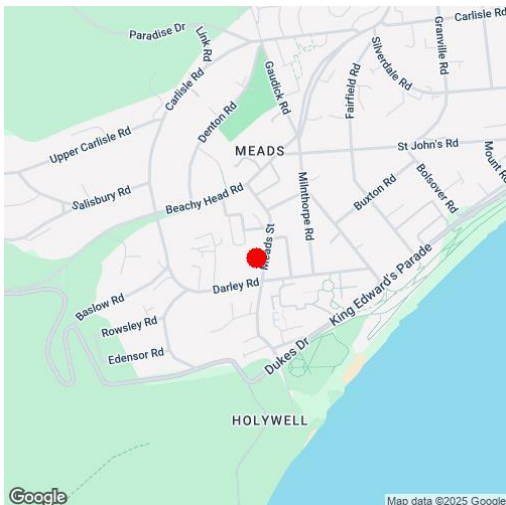
**Price £315,000 | Leasehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

A beautifully appointed third and fourth floor duplex penthouse apartment forming part of a modern conversion located in Meads Street with large roof terrace. The unusually spacious accommodation is served by a passenger lift and includes a splendid 27'3 x 12'10 (maximum) living/dining room, 2 bedrooms and separate kitchen area. There is also a glazed reception room located on the fourth floor, which opens out onto the impressive L-shape roof terrace, providing wonderful sea views over Meads village. There are en-suite facilities to the master bedroom and the kitchen is well fitted with a comprehensive range of integrated Miele appliances and granite worktops. Other benefits include individually controlled electric radiators and double glazed sash windows throughout as well as under floor electric heating to both bathrooms. Located in the favoured Meads area, the shopping facilities of Meads Street are on your doorstep, with the seafront being only a few hundred yards away. Eastbourne town centre and railway station are approximately 1.5 miles distant. The property is available with no onward chain.





## At a Glance:

- Top floor duplex apartment
- 27' Living/dining room
- Glazed reception room on top floor
- Large L-shaped roof terrace with sea view
- Two bedrooms
- Two bathrooms
- Allocated parking space
- Chain free

### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS AND LIFT TO THIRD FLOOR

ENTRANCE HALL

LIVING ROOM

27'3" (8.31m) x 12'10" (3.91m) Max

KITCHEN

9'1" (2.77m) x 8'1" (2.46m) With integrated oven, hob, extractor unit, fridge freezer and dishwasher

BEDROOM 1

10'7" (3.23m) x 10'6" (3.2m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'10" (4.22m) x 10'3" (3.12m)

FAMILY BATHROOM

STAIRS TO UPPER FLOOR

GLAZED RECEPTION / SUN ROOM

19'2" (5.84m) x 11'6" (3.51m) Door to:

L-SHAPED ROOF TERRACE

OUTSIDE:

ALLOCATED PARKING SPACE

COUNCIL TAX:

Band 'E'

EPC:

'D'

LEASE:

New 125 year Lease

MAINTENANCE:

£2,493.67 per annum, billed half yearly

GROUND RENT:

Peppercorn

PETS:

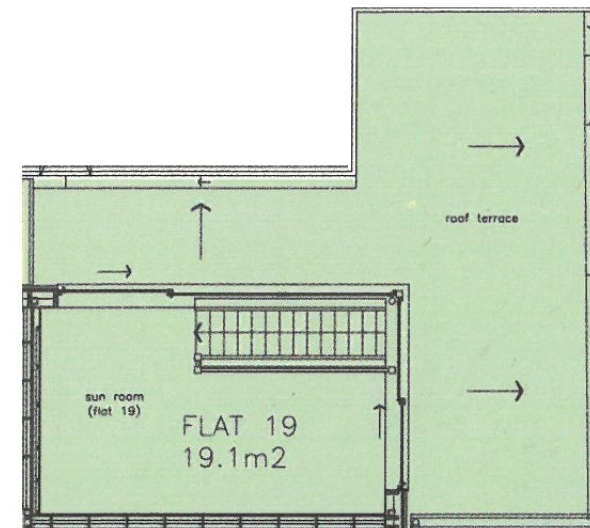
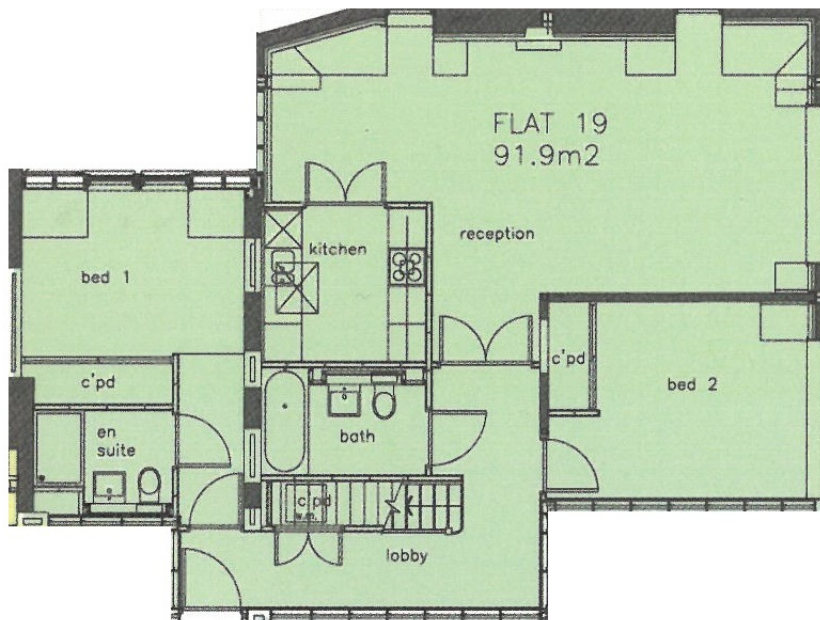
Allowed

SUB LETTING:

Allowed

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





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

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