



44 Discovery House, Susans Road, Eastbourne, BN21 3AG

Price £219,950 | Leasehold

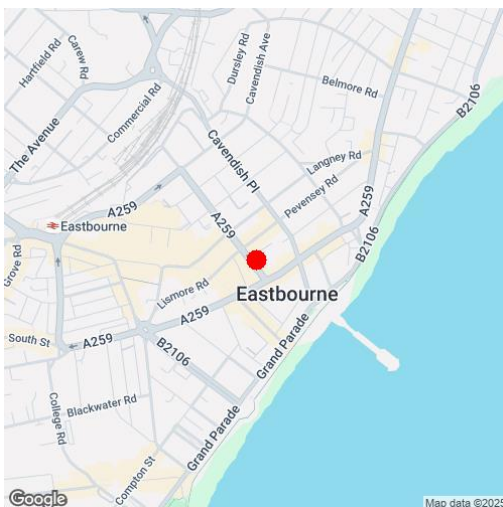
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



An outstanding and beautifully presented two bedroom second floor flat which has been meticulously renovated and upgraded in recent years by the current owners. This stunning property is located in a well maintained purpose built block in the heart of Eastbourne town centre within a stone's throw of the Beacon shopping centre, mainline train station and seafront. The property boasts a newly fitted contemporary kitchen with breakfast bar and built in appliances which opens to a light filled sitting room, there is a stylish bathroom as well as a luxury en-suite shower room and there are two excellent size bedrooms. Additional benefits include double glazing, modern electric heaters and an allocated parking space. An internal viewing is highly recommended to appreciate the merits and high standard of decorative order this property enjoys.







### At a Glance:

- Beautifully presented two bedroom flat
- Refurbished to a high standard
- Town centre location
- Close to Beacon shopping centre, train station and seafront
- Stunning kitchen with fitted appliances and breakfast bar
- Contemporary bathroom
- Luxury en-suite shower room
- Well maintained purpose built block

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS TO ALL FLOORS**

**PRIVATE ENTRANCE HALL**

**OPEN PLAN KITCHEN / SITTING ROOM**

21'3" (6.48m) x 11'1" (3.38m)

**BEDROOM 1**

15'7" (4.75m) x 8'7" (2.62m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'2" (3.4m) x 8'4" (2.54m)

**BATHROOM**

**OUTSIDE:**

**ALLOCATED PARKING SPACE**

**LEASE:**

108 years remaining

**MAINTENANCE:**

£2,200 per year which includes water rates

**GROUND RENT:**

£495 per year

**PETS:**

TBC

**SUB-LETTING:**

TBC

**COUNCIL TAX:**

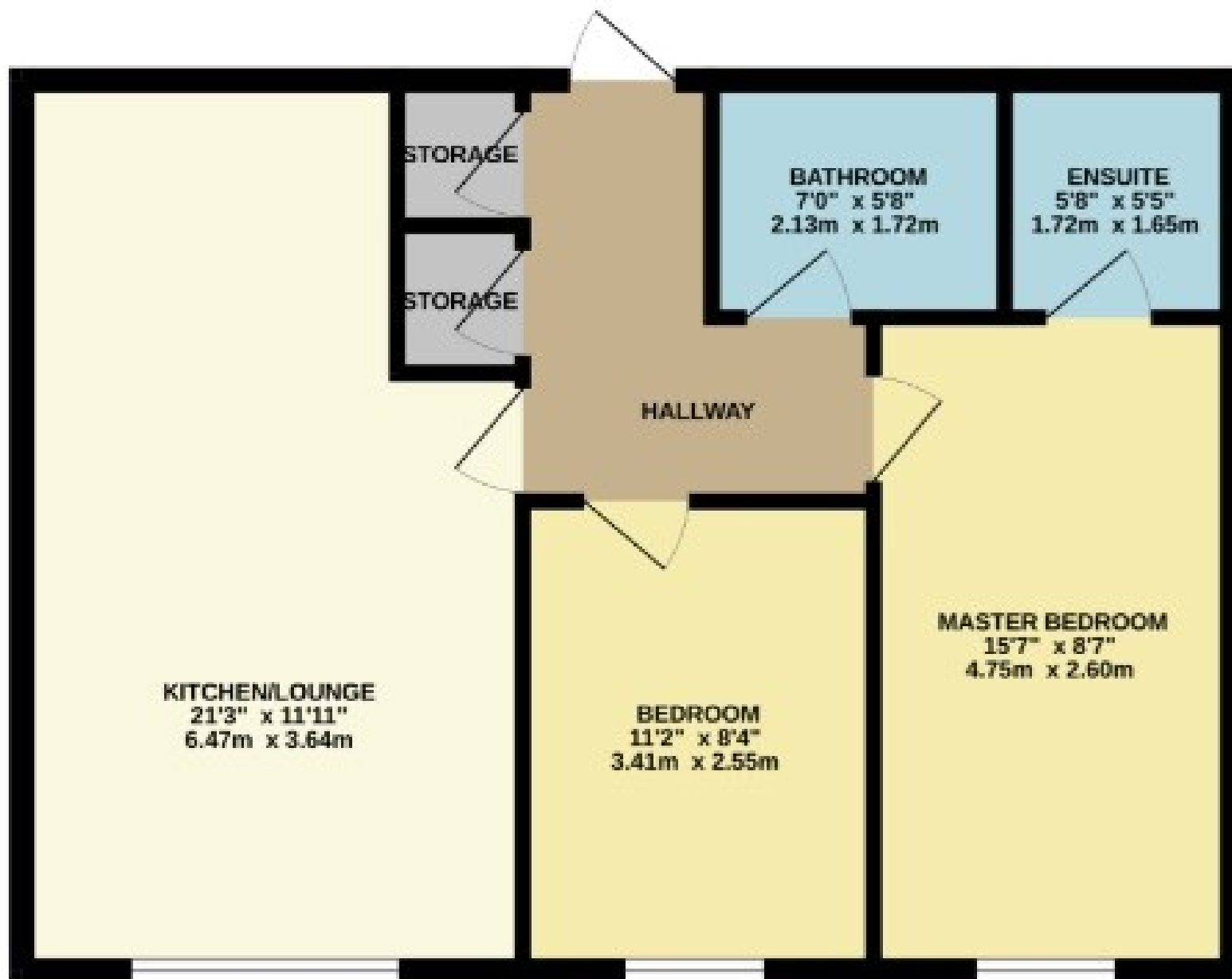
Band 'B'

**EPC:**

'B'

(All details concerning the terms of the Lease & 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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