



**Flat 3 Hunters Lodge, 40 St Johns Road, Eastbourne, BN20 7NB**

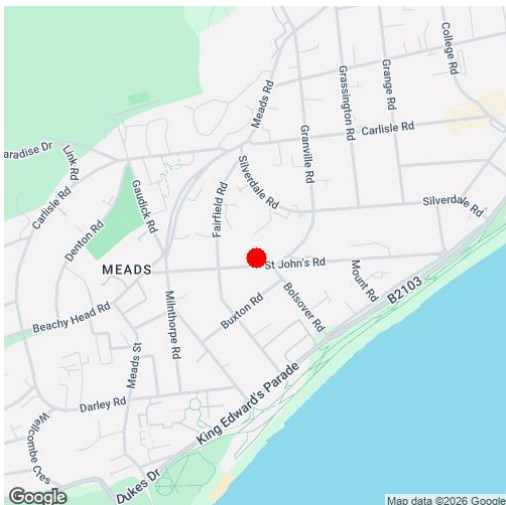
**Price £299,950 | Leasehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

A pleasant and well presented two bedroom hall floor apartment boasting great size balcony forming part of a modern purpose-built development in the heart of Meads and just a stones throw to Meads village high street and picturesque seafront. This delightful property is offered to the market chain free and enjoys accommodation comprising well kept communal entrance hall, private entrance hall with plenty of storage, large sitting room with doors opening to the good size balcony which overlooks the rear of the property and the communal gardens, there is a dining area located off the sitting room which leads into the kitchen which has a comprehensive range of matching wall and base units plus some integral appliances. There are two good size bedrooms with the main bedroom benefiting from range of fitted bedroom furniture plus and an en-suite shower room and wc. The modern main bathroom is located off the entrance hall. There is the convenience of a single garage and additional benefits include double glazing and gas central heating. Hunters Lodge is set within well maintained communal gardens and was believed to have been constructed in the late 1980's and blends in beautifully with the neighbouring Edwardian and Victorian houses.





## At a Glance:

- Well presented two bedroom apartment
- Popular Meads location
- Spacious sitting room
- Generous balcony
- Modern kitchen
- Bathroom plus en-suite shower room
- Well kept communal gardens
- Dining area
- Chain free
- Double glazed and gas central heating

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

19'0" (5.79m) x 13'0" (3.96m)

**BALCONY**

**DINING AREA**

8'4" (2.54m) x 7'2" (2.18m)

**KITCHEN**

11'1" (3.38m) x 7'10" (2.39m)

**BEDROOM 1**

12'7" (3.84m) x 11'4" (3.45m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'0" (3.35m) x 10'0" (3.05m)

**BATHROOM**

**OUTSIDE:**

**GARAGE**

**WELL KEPT COMMUNAL GARDENS**

**LEASE:**

125 years from 25th March 1991

**MAINTENANCE:**

£1,063.79 from 1991

**GROUND RENT:**

£95 per year.

**SUB-LETTING:**

T.B.C.

**PETS:**

T.B.C.

**COUNCIL TAX:**

Band "E"

**EPC:**

"C"

(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.

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