TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£215,000









7 Badgers Court, 3 St. Johns Road, Eastbourne, BN20 7LQ

**** Guide Price £215,000 to £225,000 ****
A beautifully positioned two double bedroom, two bathroom first floor apartment forming part of this highly regarded purpose built development in Meads. The property enjoys lovely views over the impressive lawned communal gardens, with the bay fronted living room providing a particularly attractive living space. The principal bedroom benefits from an en-suite shower room, whilst the second double bedroom has direct access onto a south facing balcony. The development is exceptionally well maintained and benefits from a passenger lift serving every floor, including the secure undercroft parking level, along with an allocated parking space and a level access ramp to the front if required. Ideally situated within a few hundred yards of the seafront, the property is also close to Meads Village, the South Downs and a range of local amenities. Offered chain free, this is a superb apartment in an enviable location.

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Main Features

- 2 Double Bedroom First Floor Apartment
- 2 Bathrooms Including En-Suite Shower Room/WC
- South Facing Balcony
- Secure Undercroft Parking
- Lift To All Floors Including Car Park
- Stunning Communal Gardens
- Views Over The Communal Gardens
- Bay Fronted Living Room
- Well Maintained & Managed Development
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway
20'5 x 2'10 (6.22m x 0.86m)
Radiator. Cupboard. Airing cupboard.

Bay Windowed Lounge
17'5 x 13'3 (5.31m x 4.04m)
2 Radiators. Double glazed bay window to rear aspect.

Fitted Kitchen
11'7 x 5'1 (3.53m x 1.55m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Radiator. Double glazed window to rear aspect.

Bedroom 1
11'8 x 10'9 (3.56m x 3.28m)
Radiator. Large built-in wardrobe/storage cupboard. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Radiator. Double glazed window to rear aspect.

Bedroom 2
10'11 x 8'9 (3.33m x 2.67m)
Radiator. Double glazed French doors to balcony.

Modern Bathroom/WC
7'1 x 5'7 (2.16m x 1.70m)
Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin. Shaver point. Extractor fan. Radiator.

Outside
Lawned communal gardens.

Parking
Allocated undercroft parking space.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £1750 per annum
Sinking Fund Contribution: £1750 per annum
Lease: 125 year from 2000. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.