



Flat 4 Dene Court, East Dean Road, Eastbourne, BN20 8EE

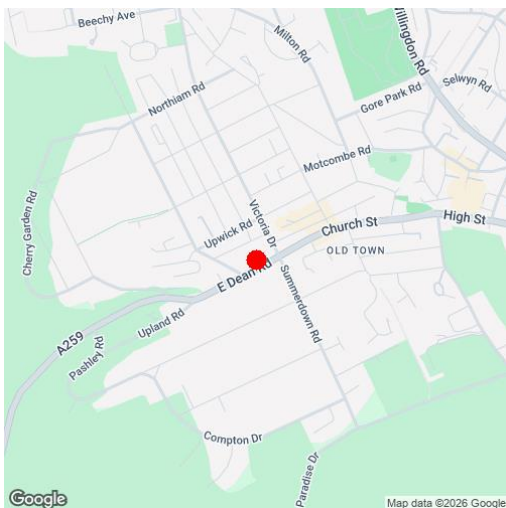
Price £189,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A two bedroom ground floor flat located in this well maintained purpose built block within the heart of the popular Old Town area of Eastbourne. This well presented property is offered to the market chain free and is conveniently located close to excellent bus routes, local shops, a Waitrose store and Gildredge Park. Accommodation comprises communal entrance hall, private entrance hall, sitting/dining room with pleasant outlook over communal gardens and with door to a private terrace, a well fitted kitchen with range of matching wall and base units, appliance spaces and areas of work surface, there are two good size bedrooms plus a shower room/wc. Dene Court is set within well kept communal grounds and additional benefits include a share of the freehold, double glazing and gas central heating.





### At a Glance:

- Two double bedroom ground floor flat
- Well maintained purpose built block
- Well kept communal grounds
- Sitting/dining room
- Private terrace
- Kitchen
- Shower room/wc
- Popular Old Town location
- Double glazed and Gas central heating
- Chain free

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**

16'9" (5.11m) x 10'2" (3.1m)

**DOOR TO PRIVATE TERRACE**

**KITCHEN**

10'2" (3.1m) x 6'8" (2.03m)

**BEDROOM 1**

12'2" (3.71m) x 11'6" (3.51m)

**BEDROOM 2**

11'5" (3.48m) x 7'9" (2.36m)

**SHOWER ROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**LEASE:**

935 years remaining (Share of Freehold)

**MAINTENANCE:**

£100 a month

**PETS:**

Allowed

**LETTING:**

Allowed

**COUNCIL TAX:**

Band 'B'

**EPC:**

'C'

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



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.  
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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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