



18 Shortdean Place, Old Town, Eastbourne, BN21 1SA

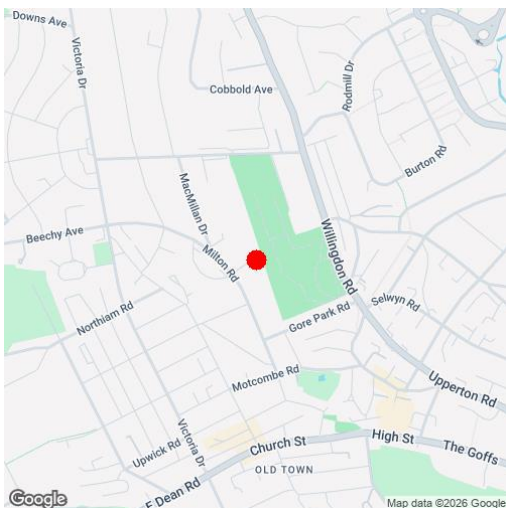
Price £225,000 | Share of Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two double bedroom first floor flat with south facing balcony located in a small development of flats in the ever popular Old Town area of Eastbourne. This delightful property enjoys bright and spacious accommodation comprising communal entrance hall, private entrance hall, sitting/dining room leading to a sun balcony, kitchen with range of matching wall and base units with areas of work surface, two good size double bedrooms both with built in wardrobes, a modern bathroom and a separate WC. The building is set within well kept communal grounds and there is an area for residents' parking. Additional benefits include double glazing and gas central heating. Shortdean Place is conveniently located within easy reach of a number of local shops and amenities at Albert Parade as well as a Waitrose store, bus routes and Gildredge park. Eastbourne town centre, train station and seafront are approximately a mile away.





At a Glance:

- Two double bedroom first floor flat
- Popular Old Town location
- Sitting/dining room
- Kitchen
- Bathroom and separate WC
- South facing balcony
- Well kept communal gardens
- Close to local shops and amenities
- Lots of storage
- Residents' parking

Accommodation:

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM
16'9" (5.11m) x 10'9" (3.28m)

BALCONY

KITCHEN
8'9" (2.67m) x 8'5" (2.57m)

BEDROOM 1
13'8" (4.17m) x 10'9" (3.28m)

BEDROOM 2
12'5" (3.78m) x 9'8" (2.95m)

BATHROOM

WC

OUTSIDE:

WELL MAINTAINED COMMUNAL GARDENS

RESIDENTS' PARKING

LEASE:

999 years from 24th June 1976 (Share of Freehold)

MAINTENANCE:
£580.68 per half year

GROUND RENT:
Nil

PETS:
not allowed

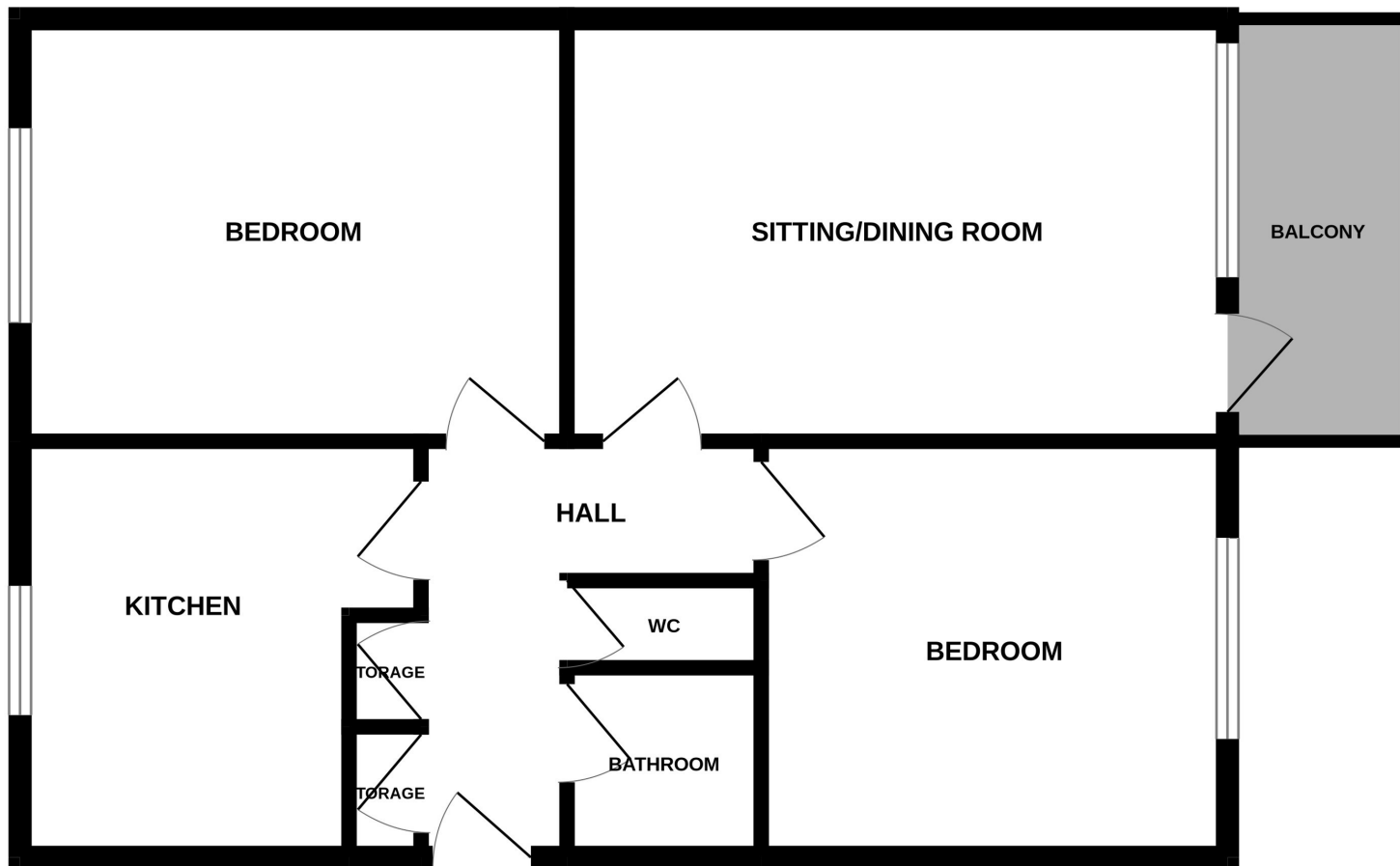
SUB-LETTING:
not allowed

COUNCIL TAX:
Band 'C'

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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