



Edenthorpe Lodge St. Johns Road, Eastbourne BN20 7JA

welcome to

Edenthorpe Lodge St. Johns Road, Eastbourne

A spacious ground-floor flat offering three bedrooms, two bathrooms, a charming open fireplace, and a private garage. Enjoy access to attractive communal gardens and the long-term benefit of a share in the freehold. A rare opportunity combining comfort, character, and convenience.



Communal Entrance

Ground floor.

Entrance Hall

Entry phone system. Door to the front aspect.

Lounge

15' 7" into recess x 15' 11" (4.75m into recess x 4.85m)
Double glazed sash window to the front aspect.
Open fire place. Radiator.

Kitchen

A range of wall and base units with quartz work top over incorporating a sink and drainer unit. Double electric oven and gas hob with extractor fan above. Space and plumbing for washing machine. Integral dish washer. Space for fridge / freezer. Breakfast bar. Radiator. Double glazed window to the rear and side aspect with integral blind. Double glazed door to the rear aspect with integral blinds.

Bedroom 1

16' 1" into recess x 11' 3" (4.90m into recess x 3.43m)
Double glazed sash window to the rear aspect.
Radiator.

Bedroom 2

12' 3" x 10' 2" (3.73m x 3.10m)
Double glazed sash windows to the rear aspect.
Double glazed door to the rear aspect.

Bedroom 3

12' 1" into recess x 10' 3" (3.68m into recess x 3.12m)
Double glazed sash windows to the front aspect.
Radiator.

Bathroom

Comprising a roll top bath with mixer taps. Low level W.C. Wash hand basin. Heated towel rail. Double glazed sash window to the side aspect. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed sash window to the side aspect.

Garage

Power and lighting. Double doors.

Communal Gardens



Ground Floor

Total floor area 99.9 m² (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Edenthorpe Lodge St. Johns Road, Eastbourne

- THREE SPACIOUS BEDROOMS
- GROUND FLOOR FLAT WITH EASY ACCESS
- MODERN BATHROOM AND SHOWER ROOM
- OPEN FIRE PLACE
- PRIVATE GARAGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN120557 - 0002

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