



Flat 4 Kent House, 7 Staveley Road, Eastbourne, BN20 7JU

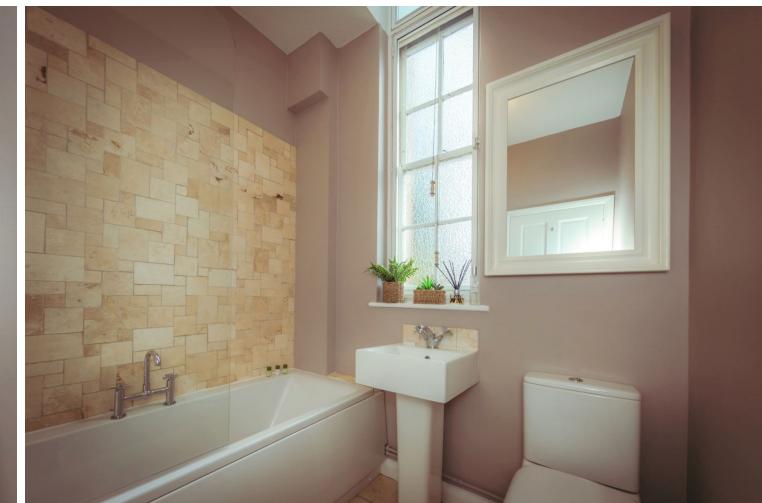
Price £289,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A particularly well appointed two bedroom ground floor flat forming part of the highly desirable Kent House development, enviably located within 100 yards of meads seafront. The accommodation retains much of its original character with high ceilings and skirting boards and includes a delightful 20' x 15' dual aspect living room. The kitchen has been recently refitted with modern wall and base units together with a range of appliances with a door providing access to the communal gardens. The two double bedrooms are both of a good size and are served by a modern bathroom. The flat is situated within attractive communal gardens and there is a residents' parking area to the front. Located in the heart of Meads, local shopping facilities and other amenities including restaurants and two Public Houses are within a few hundred yards in Meads Street, whilst Eastbourne town centre and railway station are approximately 1 mile distant.





## At a Glance:

- 100 yards from Meads seafront
- Beautifully appointed throughout
- Many pleasing original character features
- Delightful dual aspect sitting room
- Two double bedrooms
- Modern bathroom
- Attractive communal gardens
- Residents parking area
- Balance of 999 year lease

## Accommodation:

### ENTRANCE HALL

### HALLWAY

### LIVING/DINING ROOM

20'0" (6.1m) x 15'1" (4.6m)

### KITCHEN

14'1" (4.29m) x 6'3" (1.91m)

### BEDROOM 1

13'1" (3.99m) x 10'6" (3.2m)

### BEDROOM 2

14'1" (4.29m) x 13'1" (3.99m)

### BATHROOM

### OUTSIDE:

### COMMUNAL GARDENS

### RESIDENTS` PARKING

### LEASE:

approx 983 years remaining

### MAINTENANCE:

£529 per quarter

### GROUND RENT:

TBC

### PETS:

not allowed

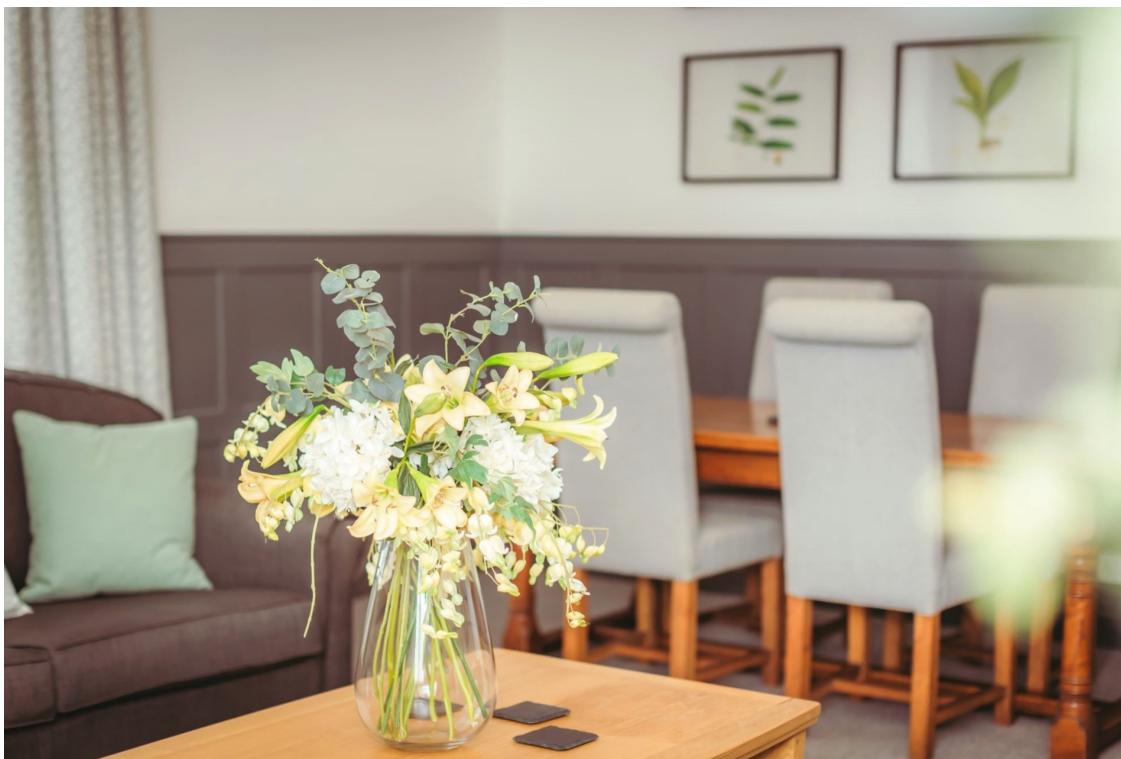
### COUNCIL TAX:

Band 'C'

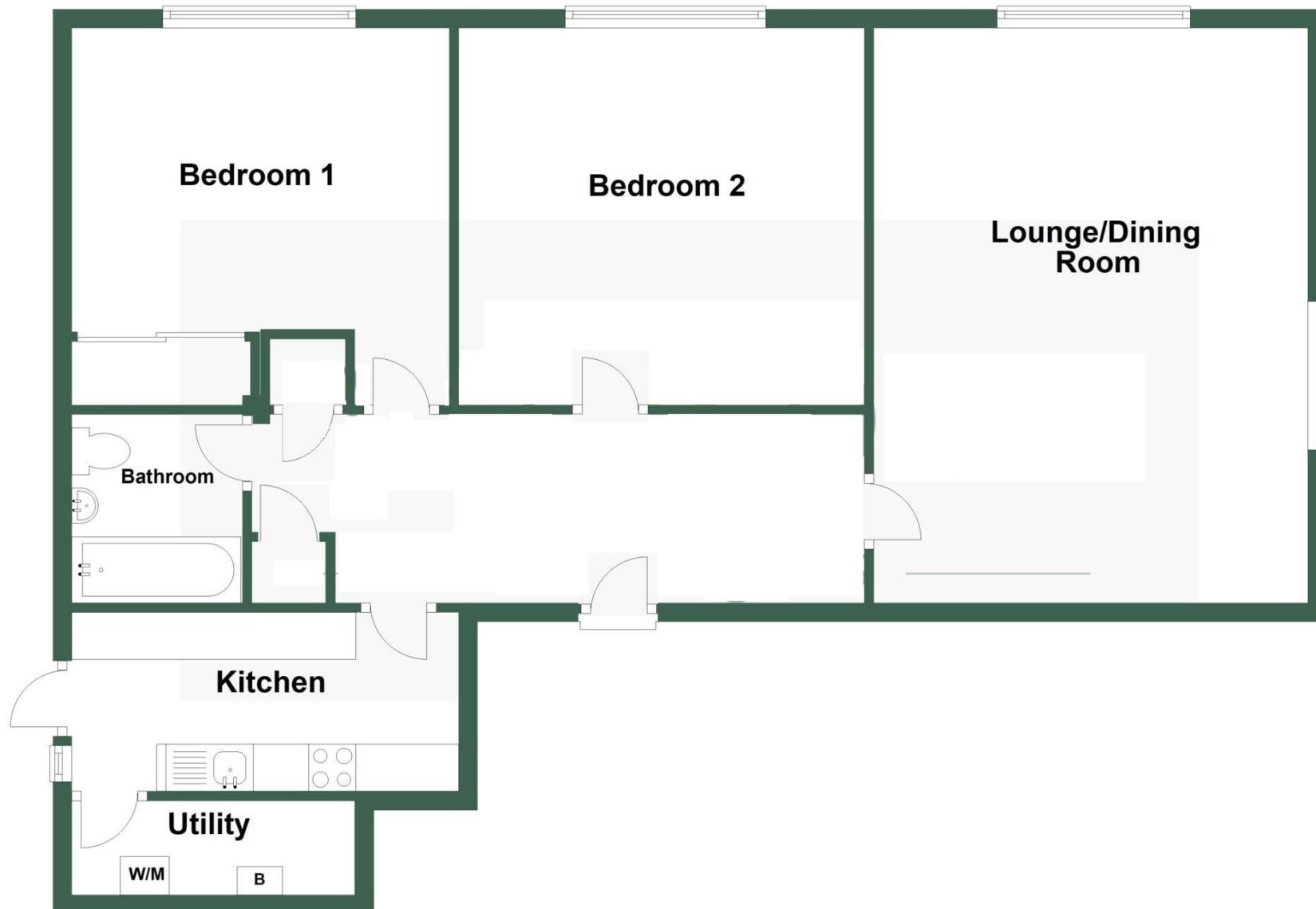
### EPC:

'C'

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



## Hall Floor



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.

**Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**  
28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)  
email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)