

17 Downs Court, Meads Street, Eastbourne, BN20 7FD

Price £280,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well appointed third and fourth floor duplex-style penthouse apartment forming part of a modern conversion with large roof terrace affording glorious views to the South Downs and sea. The well proportioned accommodation is served by a passenger lift and includes a splendid 20 x 12` living room with patio doors opening onto a balcony and doors opening into the kitchen, which is fitted with a comprehensive range of wall and base units beneath granite work surfaces complimented by integrated appliances. There are two double bedrooms, the principal one having fitted wardrobes and a well appointed en-suite shower room, whilst the second bedroom is served by an equally well-appointed bathroom. A staircase rises to a 14` x 12` sun room on the top floor which in turn opens onto the superb L-shape roof terrace taking full advantage of the glorious views. Other benefits include individually controlled electric radiators and underfloor electric heating to both bathrooms. Located in the favoured Meads area, the shopping facilities of Meads Street are on your doorstep, with the seafront being only a few hundred yards away. Eastbourne town centre and railway station are approximately 1.5 miles distant. The property is available with no onward chain.

















At a Glance:

- Superb duplex-style penthouse apartment
- Spacious L-shape roof terrace affording glorious sea and downland views
- Well-proportioned throughout
- Well appointed kitchen and two bath/shower rooms
- Allocated parking space
- Modern electric radiators
- No onward chain
- Prime Meads village location





Accommodation:

STAIRS AND PASSENGER LIFT TO THIRD FLOOR

FORNT DOOR
to:

HALL

LIVING ROOM
20'0" (6.1m) x 12'6" (3.81m)

BALCONY

KITCHEN
13'10" (4.22m) x 6'6" (1.98m)

BEDROOM 1
13'4" (4.06m) x 11'0" (3.35m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2
13'9" (4.19m) x 10'0" (3.05m)

FAMILY BATHROOM

STAIRS TO:

SUN ROOM
15'3" (4.65m) x 12'0" (3.66m)

OUTSIDE

L-SHAPE ROOF TERRACE

ALLOCATED PARKING SPACE

LEASE INFORMATION:-

LEASE TERM:
The flat will be sold with a new 125 year lease

GROUND RENT:
nil

SERVICE CHARGE:
£2,467.98 per annum (2026)

PETS:
allowed

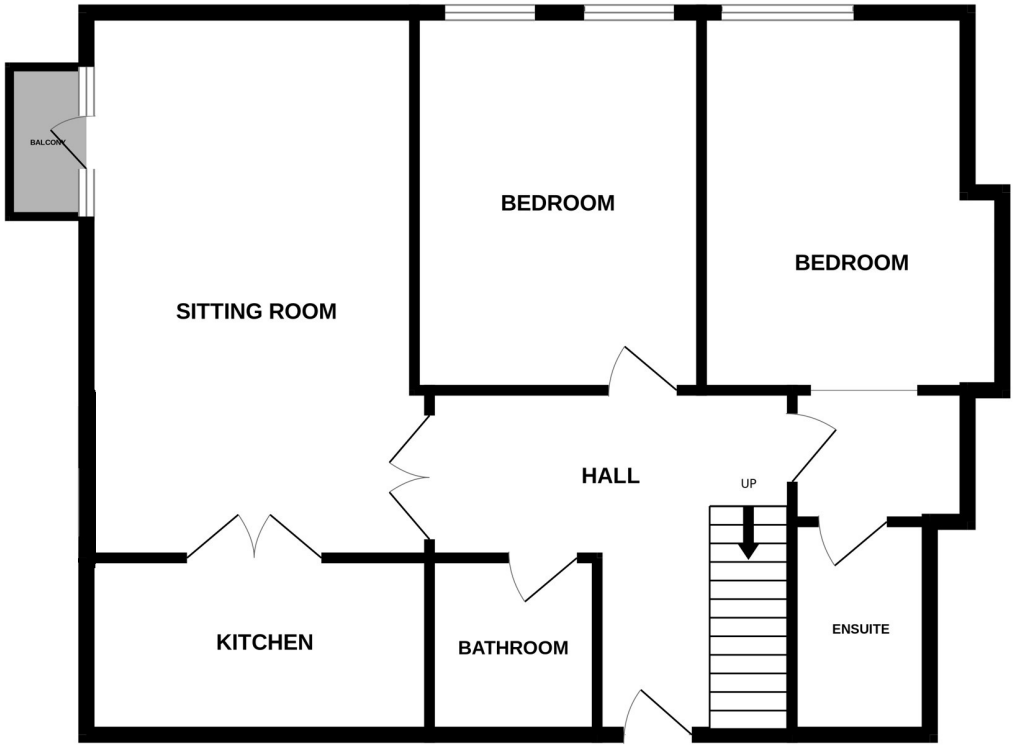
SUB-LETTING:
allowed

EPC:
Band `D`

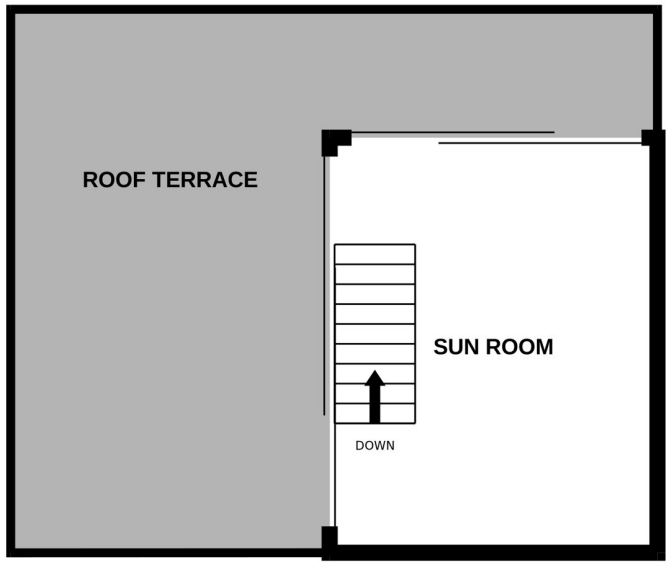
COUNCIL TAX:
Band `E`

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

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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