



Arden Mead 4 Staveley Road, BN20 7LH
Asking Price £300,000

EMSLIE &
TARRANT

Arden Mead 4 Staveley Road, Eastbourne, BN20

ZLH

ENVIABLY SITUATED WITHIN THE HIGHLY SOUGHT AFTER AREA OF MEADS – A SPACIOUS AND CHARACTERFUL TWO BEDROOM GROUND FLOOR APARTMENT WITH A SEPARATE STUDY, SET WITHIN ATTRACTIVE COMMUNAL GARDENS AND BENEFITING FROM RESIDENTS' PARKING AND A SHARE OF THE FREEHOLD.

Emslie Tarrant Estate Agents are proud to present to the market this particularly spacious ground floor apartment, occupying an enviable position within the sought-after Meads area of Eastbourne. The property provides generously proportioned and versatile accommodation, retaining a wealth of attractive period features including sash windows, high ceilings, picture rails, bay windows and a feature fireplace.

The accommodation comprises a welcoming entrance hall leading to an impressive lounge/dining room, with its generous proportions and bay window overlooking the communal gardens. The kitchen is well appointed and features integrated appliances and a breakfast bar. There are two substantial double bedrooms, both benefiting from bay windows and built-in storage, together with a separate study which provides an excellent home-working space or additional versatility.

The property is further complemented by a family bathroom and separate WC, whilst externally there is a private patio area together with beautifully maintained communal gardens enjoying far reaching views towards the South Downs. Residents' parking is also provided.

Further benefits include gas fired central heating, double glazing and a share of the freehold.

An internal inspection is highly recommended to fully appreciate the excellent proportions, character and enviable location this property has to offer.

LOCATION

The property occupies a highly sought-after position within Meads, conveniently situated for Meads High Street with its range of local shops, cafes and amenities. The seafront and promenade are also within easy reach, whilst Eastbourne town centre, with its extensive shopping facilities, theatres and mainline railway station, is approximately one mile distant.



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ACCOMMODATION AND APPROXIMATE ROOM SIZES ENTRANCE LOBBY

ENTRANCE HALLWAY

LOUNGE/DINING ROOM 26'11 x 16'5 (8.20m x 5.02m)

KITCHEN 11'5 x 6'4 (3.49m x 1.92m)

BEDROOM 1 21' x 11'4 (6.39m x 3.45m)

BEDROOM 2 21'2 x 14'7 (6.44m x 4.45m)

STUDY 9'7 x 9' (2.92m x 2.75m)

BATHROOM 8'9 x 7'6 (2.66m x 2.28m)

SEPARATE WC 4'1 x 4' (1.25m x 1.23m)

OUTSIDE

The property benefits from its own **PRIVATE PATIO AREA**, providing an attractive space for outdoor seating and entertaining.

The apartment is also set within **BEAUTIFULLY MAINTAINED COMMUNAL GARDENS**, which provide a pleasant outlook and enjoy far reaching views towards the South Downs.

RESIDENTS' PARKING is available within the development.

AGENTS NOTES

Tenure: Leasehold with a share of the Freehold

Lease Length: To be confirmed

Maintenance: £640 paid quarterly (approx. £2,560 per annum)

Council Tax: Eastbourne Borough Council Band C

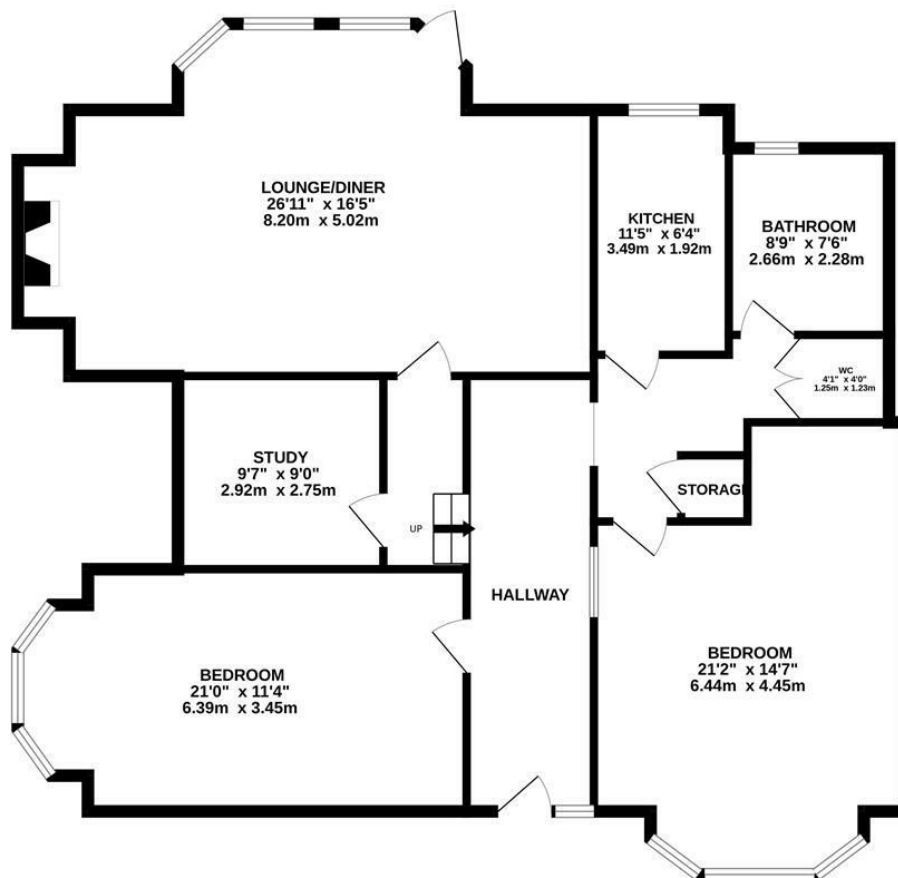
EPC Rating: Awaited







GROUND FLOOR 1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

All material information relating to this property is provided by the vendor and is available upon request.

While Emslie & Tarrant make every effort to ensure that property details are accurate and up to date, we rely on information supplied by the vendor and do not independently verify its accuracy. These particulars do not constitute any part of an offer or contract, and should not be relied upon as statements of fact. Any prospective purchaser should seek confirmation from their solicitor or other suitably qualified professional.

All measurements, floor plans, and dimensions are approximate and provided for guidance purposes only. They should not be relied upon for the purchase of furnishings, fixtures, or fittings.

Please note that none of the services, systems, appliances, or installations have been tested by Emslie & Tarrant, and no guarantee as to their operating ability or efficiency is given.

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