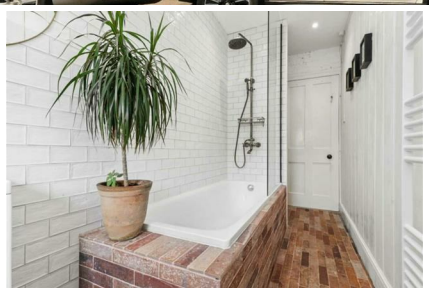
TOWN FLATS

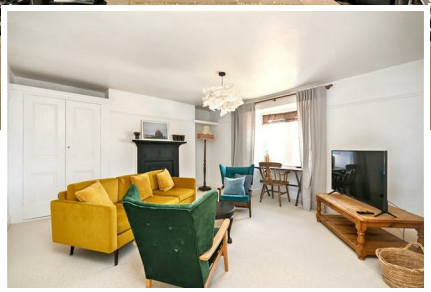
01323 416600

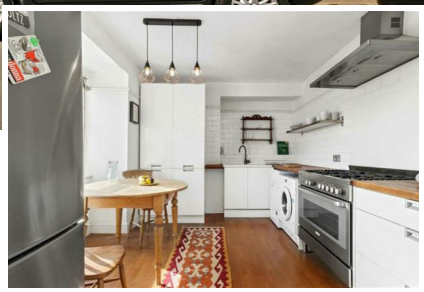
Leasehold - Share of Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£300,000 - £320,000







4 Montpelier Mansions, 36 Jevington Gardens, Eastbourne, BN21 4HN

*** GUIDE PRICE £300,000 - £320,000 ***

A bright and characterful seaside apartment with a relaxed, bohemian charm, offering two/three bedrooms in a prime Eastbourne location. The spacious reception room is ideal for entertaining or unwinding, while the modern bathroom and well equipped kitchen with room for dining add practicality to the charm. All bedrooms are generously sized, with the third room offering versatility as a study or additional bedroom. A mezzanine level provides a unique outlook over boutique shops and the Grand Hotel area. The property benefits from gas central heating and includes off street parking for one car. Ideally located, the apartment is just a short walk to the seafront, Hudson's fine food store, boutique shops, wine bars, restaurants, and essential amenities. With easy access to Eastbourne's vibrant cultural scene, including the Towner Art Gallery and scenic highlights like Beachy Head and the South Downs National Park, this home offers the best of coastal and town living.

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Guide Price £300,000 - £320,000

Main Features

- West Town Centre Spacious Seaside Apartment
- 2/3 Bedrooms
- Third Floor
- Spacious Split Level Landing
- Lounge
- Fitted Kitchen/Diner
- Modern Bathroom/WC
- Bedroom 3/Mezzanine Level
- Off Street Parking
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs to third floor private entrance door to -

Split Level Landing
Radiator. Single glazed Sash window to side aspect.

Lounge
16'4 x 15'11 (4.98m x 4.85m)
Radiator. Feature fireplace. Fitted storage cupboard. Single glazed Sash window to front aspect.

Fitted Kitchen/Diner
13'6 x 10'6 (4.11m x 3.20m)
Range of fitted wall and base units. Block wood worktop with inset single drainer sink unit and mixer tap. Space for range cooker, washing machine and slimline dishwasher. Extractor cooker hood. Radiator. 2 single glazed Sash windows to side aspect.

Double Aspect Bedroom 1
18'1 x 16'3 (5.51m x 4.95m)
Radiator. Window seat with storage. Single glazed windows to front & side aspects.

Bedroom 2
11'1 x 10'4 (3.38m x 3.15m)
Radiator. Single glazed Sash window to front aspect.

Bedroom 3/Mezzanie
13'3 x 7'0 / 7'6 x 7'1 (4.04m x 2.13m / 2.29m x 2.16m)
Radiator. Gas boiler. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising bath with shower over and shower screen. Low level WC. Wash hand basin set in wash stand with mixer tap. part tiled, part panelled walls. Heated towel rail. Window.

Other Details
External lockable storage to the flat.

Parking
Off street parking (furthest space to the right).

EPC = C

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £200 per calendar month
Lease: 149 years from 1972 with a share of the freehold. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.