



Flat 1, 15 Edensor Road, Eastbourne, BN20 7XR

Price £465,000 | Share of Freehold



TOWN CENTRE OFFICE
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MEADS STREET OFFICE
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A magnificent ground floor flat retaining much of its charming Edwardian character providing exceptionally spacious accommodation with delightful private southerly facing garden. The flat comprises the entire ground floor of an imposing detached residence that has been skilfully converted to provide just three flats. The accommodation comprises a generous sitting room with patio doors opening onto a private terrace with the garden beyond. The splendid 18' x 16' dining room/third bedroom with picture window enjoying the wonderful garden aspect also provides access to the garden. The kitchen is fitted with a comprehensive range of high gloss white wall and base units beneath contoured work surfaces. There is space for a Range-style cooker and other appliances whilst the adjacent utility room is plumbed for a washing machine. The principal bedroom has a generous en-suite wc with space to reconfigure into a shower room if required. The second double bedroom is served by the bathroom with modern white suite. Steps lead down from the hall providing shelved storage and direct access to the private garage. The gardens are an important feature and comprise a generous patio leading to a lawned area extending to some 50' with mature trees and shrubs. The top garden beyond is for the private use of the first floor flat who are responsible for its maintenance. The front garden also comes with flat 1 and there is a parking space in front of the garage. Enviably located in the heart of Meads, the seafront, Holywell and The South Downs National Park together with the Meads village shopping facilities are all little more than a quarter of a mile away.





At a Glance:

- Beautifully appointed flat comprising the entire ground floor of an attractive Edwardian house
- Private gardens to front and rear
- Garage
- Two/three double bedrooms
- One/two reception rooms
- Fitted kitchen and utility room
- Modern bathroom and en-suite
- Share in Freehold
- Gas central heating
- Partial sealed unit double glazing

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL RECEPTION HALL

PRIVATE FRONT DOOR

RECEPTION HALL

19'8" (5.99m) x 8'0" (2.44m) Max

SITTING ROOM

19'2" (5.84m) x 15'10" (4.83m) Max

DINING ROOM / BEDROOM 3

18'0" (5.49m) Into Bay x 16'3" (4.95m)

KITCHEN

15'6" (4.72m) x 7'9" (2.36m)

UTILITY ROOM

8'11" (2.72m) x 3'0" (0.91m)

BEDROOM 1

15'4" (4.67m) x 13'6" (4.11m)

EN-SUITE WC

could be easily reconfigured to accommodate a shower cubicle

BEDROOM 2

15'9" (4.8m) x 10'3" (3.12m)

BATHROOM / WC

OUTSIDE:

GARDENS

private front and rear garden

GARAGE

and parking space

LEASE DETAILS:

balance of a 999 year lease (Share of Freehold)

GROUND RENT:

nil

MAINTENANCE:

ongoing maintenance divided 3 ways where it relates to communal areas

PETS:

allowed

SUB-LETTING:

allowed

EPC:

Band `D`

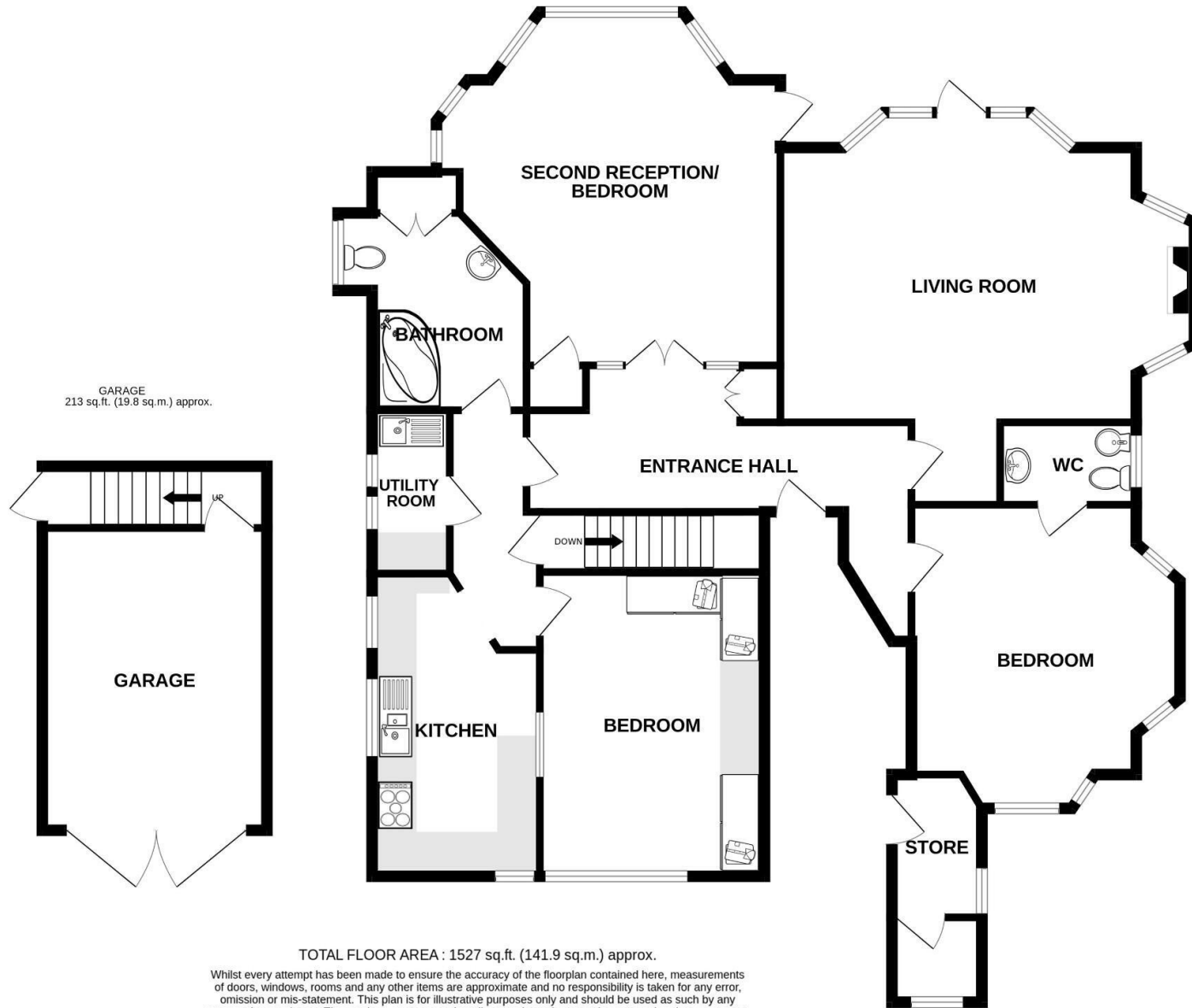
COUNCIL TAX:

Band `D`

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



GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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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