

22 Brook Court, Meads Road, Eastbourne, BN20 7PY

Price £225,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two double bedroom split level apartment located on the 2nd and 3rd floors of this well maintained block in the ever popular Meads area of Eastbourne close to Meads high street, seafront and town centre. This pleasant property is offered to the market chain free and enjoys magnificent views across roof tops towards the sea. Bright and spacious accommodation comprises communal entrance hall, stairs and passenger lift, private entrance hall on 2nd floor level with built in storage cupboards, one bedroom and a modern refitted shower room/wc, stairs rise from this floor to the 3rd floor level where there is more storage and a spacious sitting/dining room opening to a lovely balcony with stunning views. There is a well appointed kitchen and a further bedroom with a second balcony and boasting an en-suite bathroom wc. Brook Court is set within well kept communal grounds and there is the added convenience of an allocated parking space. Additional benefits include double glazing and gas central heating.

















At a Glance:

- Spacious 2nd and 2rd floor flat
- Popular Meads location close to Meads high street, seafront and town centre
- Two balconies
- Kitchen
- Sitting room/dining room
- Stunning views across roof tops towards the sea
- Chain Free
- Modern shower room/wc
- En-suite bathroom/wc
- Allocated parking space





Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO 2ND FLOOR

PRIVATE ENTRANCE HALL

BEDROOM 2
9'4" (2.84m) x 8'9" (2.67m)

SHOWER ROOM / WC

STAIRS RISE TO LANDING

SITTING / DINING ROOM
23'3" (7.09m) x 9'4" (2.84m)

DOOR TO BALCONY

KITCHEN
13'9" (4.19m) x 6'1" (1.85m)

BEDROOM 1
14'5" (4.39m) Max x 13'6" (4.11m) Max

EN-SUITE BATHROOM / WC

SECOND BALCONY

OUTSIDE:

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

LEASE:
the vendor is currently in the process of extending the Lease

MAINTENANCE:
£1,482.60 half yearly

GROUND RENT:
£25 half yearly

PETS:
with permission

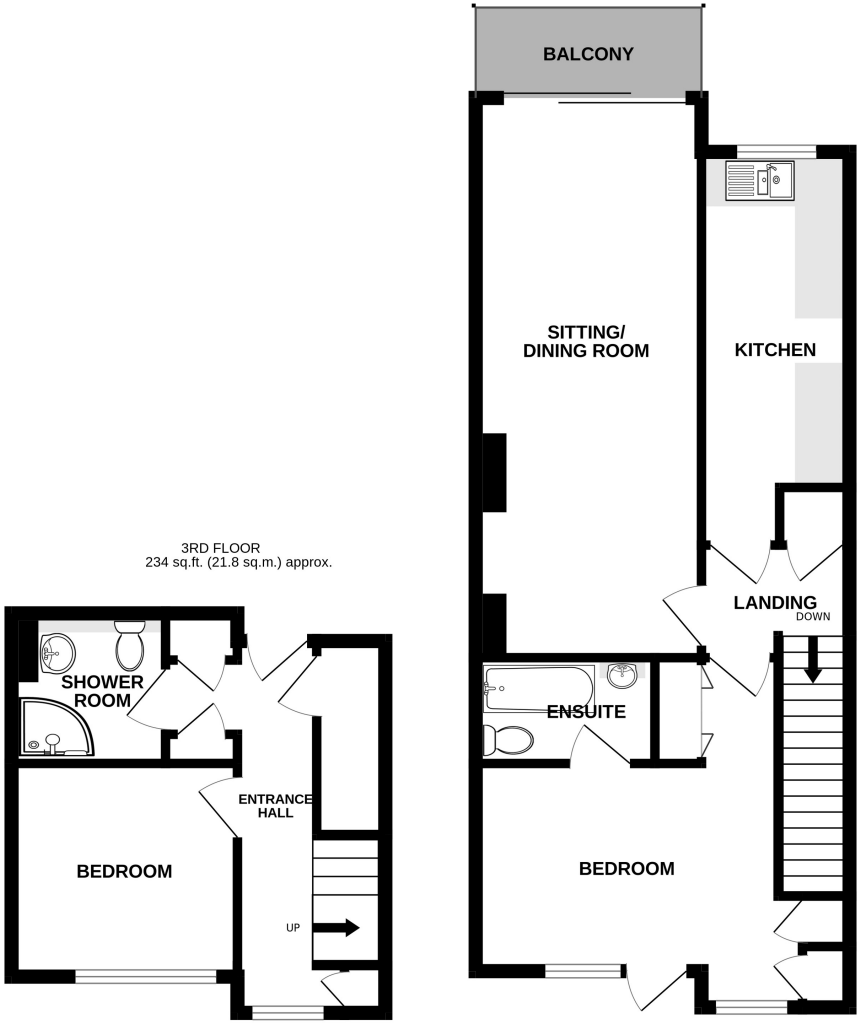
SUB-LETTING:
with permission

COUNCIL TAX:
Band `C`

EPC:
`C`

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

4TH FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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