TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£185,000









14 Meridian Court, 23-25 Jevington Gardens, Eastbourne, BN21 4HR

A spacious two double bedroom fourth floor flat enjoying partial sea views from the lounge, situated in the highly sought after Lower Meads area of Eastbourne. A particular feature is the bay window within the lounge, providing an outlook towards the sea, whilst residents also have use of the attractive shared lawned gardens at Jevington Gardens. The property offers well proportioned accommodation throughout, with two genuine double bedrooms and a comfortable living space. The location is particularly convenient, being within a comfortable walking distance of Eastbourne seafront, town centre, theatres and the mainline railway station, as well as a wide range of local amenities. An excellent opportunity to acquire a spacious two bedroom flat in one of Eastbourne's most desirable residential areas, with the added benefit of partial sea views and attractive communal gardens.

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Main Features

- Converted Flat
- Spacious Two Double Bedrooms
- Fourth Floor Flat with Lift
- Lounge With Wonderful Bay Window
- Partial Sea Views
- Use Of Shared Lawn Gardens
- Attractive Lower Meads Location
- Generous Accommodation Throughout
- Walking Distance To Seafront & Town Centre
- Close To Theatres & Mainline Railway Station

Entrance
Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to-

Hallway
Radiator. Entry phone handset.

Lounge
17'5 x 15'7 (5.31m x 4.75m)
Radiator. Double glazed bay window to front aspect.

Kitchen
10'2 x 5'11 (3.10m x 1.80m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for upright fridge freezer and for cooker with extractor hood above. Space and plumbing for washing machine. Double glazed window to side aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Airing cupboard housing boiler. Double glazed window.

Bedroom 1
15'4 x 9'4 (4.67m x 2.84m)
Radiator. Velux window. Double glazed window to rear aspect.

Bedroom 2
Radiator. Double glazed window to front aspect.

Outside
Full use of the communal Jevington gardens at the rear of the building.

COUNCIL TAX BAND = B

EPC = 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: £150 per annum.
Maintenance: £1800 per annum, £900 paid half yearly.
Lease: 125 years from 1997. We have been advised of the lease term, we have not seen the lease.

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.