



# TOWN FLATS

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Leasehold - Share of Freehold

Offers in excess of  
£190,000

2 Bedroom

1 Reception

1 Bathroom



## 4 Luss House, 34 Jevington Gardens, Eastbourne, BN21 4HN

A beautifully presented two bedroom, split level converted apartment situated on the second floor of an attractive period building, offering a share of freehold and the balance of a 999 year lease. The property has been modernised throughout and features a generous kitchen/dining room ideal for both everyday living and entertaining, two well proportioned double bedrooms and a stylish contemporary bathroom. The communal areas of the building are also due to be decorated and modernised, further enhancing the overall appeal. Ideally located in the sought after Lower Meads area, just moments from the seafront, this apartment enjoys a prime central position. The town centre, theatres, mainline train station and a wide range of shops, cafés and amenities are all within easy walking distance, making this an excellent opportunity for owner-occupiers, second home buyers or investors alike.

**Main Features**

- **Beautifully Presented Lower Meads Split Level Apartment**
- **2 Bedrooms**
- **Second Floor**
- **Lounge**
- **Spacious Fitted Kitchen/Dining Room**
- **Modern Bathroom/WC**
- **Double Glazing**
- **Gas Central Heating**
- **Yards From Eastbourne Seafront**
- **Lease In Excess Of 900 Years**

**Entrance**

Communal entrance with stairs to second floor private entrance door to -

**Hallway**

Downlighting. Storage cupboard.

**Lounge**

15'5 x 13'4 (4.70m x 4.06m )

Radiator. Television & satellite points. Oak flooring. Double glazed window to rear aspect. Steps down to -

**Fitted Kitchen/Dining Room**

16'2 x 10'7 (4.93m x 3.23m )

Range of fitted wall and base units. Solid oak worktop with inset single drainer sink unit and tiled splashback. Inset electric hob and oven under.

Extractor cooker hood. Integrated washing machine, dishwasher and fridge/freezer. Gas boiler. Radiator. Oak flooring. Double glazed windows to the rear and side aspects.

**Bedroom 1**

11'11 x 9'11 (3.63m x 3.02m )

Radiator. Television point. Laminate flooring. Picture rails. Downlighting. Double glazed window to front aspect.

**Bedroom 2**

11'7 x 7'7 (3.53m x 2.31m )

Radiator. Picture rails. Downlighting. Double glazed window to front aspect.

**Modern Bathroom/WC**

White suite comprising Jacuzzi bath with chrome mixer tap, shower over and shower screen. Wash hand basin. Low level WC. Extractor fan. Heated towel rail. Part tiled walls.

**EPC = D**

**Council Tax Band = B**

**Agents Note:**

We have been advised that the communal areas are due to be decorated & modernised.

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: £150 per calendar month**

**Lease: 999 years from 2016. 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.