



5 St Gabriel House, Darley Road, Eastbourne, BN20 7GB

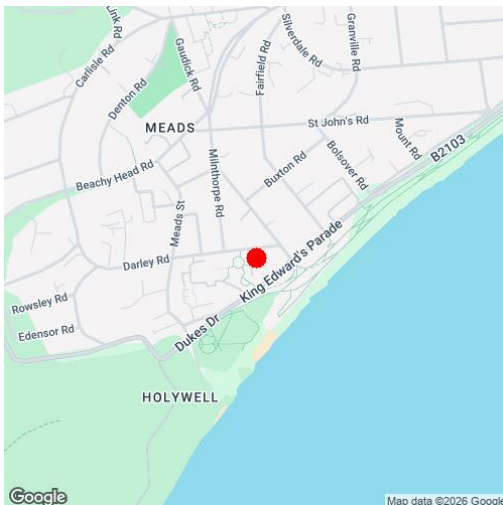
Price £650,000 | Share of Freehold



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A rare opportunity to acquire a three bedroom apartment within St Gabriel House forming part of The All Saints development just behind Meads seafront, affording delightful sea views. Developed by Berkeley Homes in 2007, the apartment is situated on the first floor and provides spacious and beautifully appointed accommodation that includes a 23' living room with double doors opening onto a 25' southerly facing balcony affording views to the coast. The 15' kitchen/breakfast room is fitted with a comprehensive range of contrasting wall and base units beneath granite work surfaces with integrated appliances that include an oven, second combination microwave and oven, hob, dishwasher and fridge/freezer. All three bedrooms are double bedrooms with the master bedroom having built-in wardrobes and an en-suite shower room with Villeroy & Boch suite with oversized shower cubicle. The family bathroom is equally well appointed with Villeroy & Boch suite and has both a bath and shower cubicle. Other benefits include gas underfloor heating, sealed unit double glazing, a store room and two car parking spaces, one of which is undercover with direct lift access from the block. St Gabriel House is set within delightful grounds and provides direct access to All Saints Park. The seafront is within 200 yards whilst the Meads village shopping facilities are a similar distance. There are only a very limited number of three bedroom apartments in the development and an early internal inspection is highly recommended.





## At a Glance:

- Enviably location just behind Meads seafront
- Sea views
- Berkeley Homes development
- Three double bedrooms
- Two beautifully appointed bathrooms
- 25' southerly facing balcony
- Beautifully fitted kitchen with integrated appliances
- Two car parking spaces
- Gas underfloor heating
- Sealed unit double glazing

## Accommodation:

### PASSENGER LIFT AND STAIRS TO:

First floor landing

### Front door to:

### RECEPTION HALL

### LIVING ROOM

23'6" (7.16m) x 11'10" (3.61m)

### 25' SOUTHERLY FACING BALCONY

### KITCHEN/BREAKFAST ROOM

15'0" (4.57m) x 11'3" (3.43m)

### BEDROOM 1

18'10" (5.74m) Max x 12'3" (3.73m)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

13'4" (4.06m) x 11'2" (3.4m)

### BEDROOM 3

14'8" (4.47m) x 9'0" (2.74m)

### BATHROOM/WC

### OUTSIDE

### COMMUNAL GARDENS

### TWO CAR PARKING SPACES

### LEASE DETAILS:

### LEASE

999 years from 2007 (Share in freehold)

### GROUND RENT

To be confirmed

### SERVICE CHARGE

to be confirmed

### COUNCIL TAX

Band 'G'

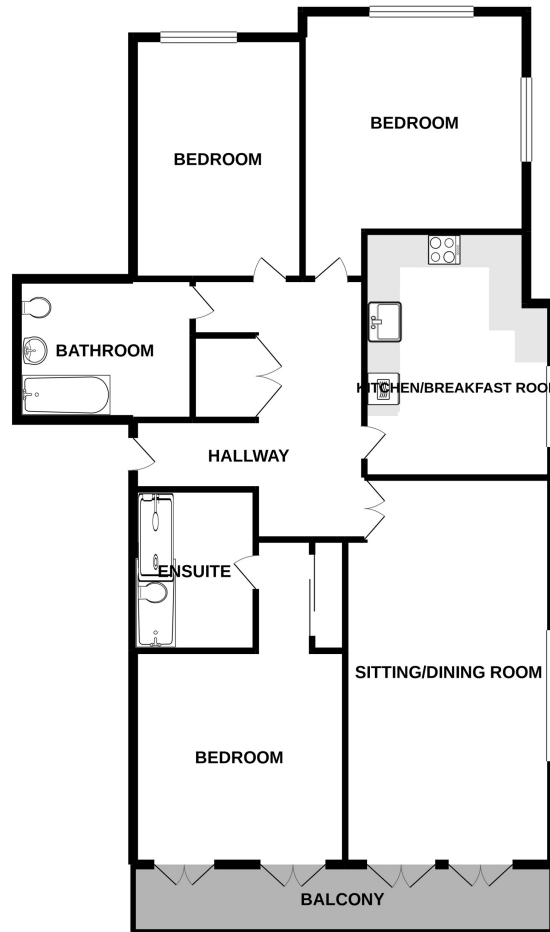
### EPC

Band 'B'

All information concerning the lease and service charge are subject to verification



GROUND FLOOR  
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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