

7 Badgers Court, 3 St Johns Road, Eastbourne, BN20 7LQ

Guide Price £215,000 - £225,000 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly bright two bedroom apartment forming part of a modern development within 300 yards of Meads seafront. The apartment has been thoughtfully designed with all of the principal rooms arranged at the rear taking advantage of the southerly aspect over the delightful communal gardens. The apartment is situated on the first floor and can be accessed by lift from both the the communal entrance hall and from the undercover parking area. The living accommodation comprises a generous living room with large bay window, and a fitted kitchen with an integrated oven, hob and fridge/freezer. The principal bedroom has an en-suite shower room whilst the second bedroom provides access to the southerly facing balcony and is served by a separate bathroom. Other benefits include gas central heating and sealed unit double glazing, together with a share in the freehold. Badgers Court enjoys a favoured location in the heart of Meads with the seafront and Meads Street shopping facilities, cafes and restaurants within a few hundred yards. The apartment is available with no onward chain and is highly recommended for inspection.

















At a Glance:

- Prime Meads location
- Principal rooms enjoying a bright southerly aspect
- Undercover parking space with direct lift access
- Two bath/shower rooms
- Balcony
- Sealed unit double glazing
- Gas central heating
- No onward chain





Accommodation:

PASSENGER LIFT AND STAIRS TO FIRST FLOOR

HALL

LIVING ROOM
17'3" (5.26m) Into Bay x 14'3" (4.34m)

KITCHEN
12'0" (3.66m) x 5'6" (1.68m)

BEDROOM 1
12'0" (3.66m) Into Bay x 10'9" (3.28m)

EN-SUITE SHOWER ROOM

BEDROOM 2
12'0" (3.66m) x 8'9" (2.67m)

BALCONY
off bedroom 2

BATHROOM/WC

OUTSIDE

UNDERCOVER PARKING SPACE
with lift access to the first floor

DELIGHTFUL COMMUNAL GARDENS

LEASE DETAILS

LEASE LENGTH
125 years from 2000 (Share of Freehold)

GROUND RENT
nil

SERVICE CHARGE
approximately £1750 per annum plus an additional £1,750 per annum contribution to the reserve fund

EPC
`C`

COUNCIL TAX
Band `D`

PETS
not allowed

SUB-LETTING:
allowed

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

Ref: 1

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.

Leaper Stanbrook

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01323 416716

28 Meads Street, Eastbourne BN20 7QY
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