

7b De Walden Court,
51 Meads Road,
Eastbourne, BN20 7QB

Leasehold - Share of Freehold

£265,000



2 Bedroom 1 Reception 2 Bathroom

TOWN FLATS

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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.



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GUIDE PRICE £265,000 - £275,000

Occupying the top floor of the prestigious De Walden Court, a distinguished Grade II Listed residence dating back to the 1800s, this exceptional two bedroom apartment enjoys an enviable position in the heart of sought after Meads Village. Located just yards from an excellent selection of independent shops, cafés and local amenities, the property is also within easy reach of Eastbourne's picturesque seafront and mainline railway station. Presented in immaculate condition throughout, the apartment beautifully combines timeless period elegance with modern comfort. A wealth of original character features have been carefully preserved, creating a home of remarkable charm and distinction. The spacious sitting room is a particular highlight, featuring a stunning bay window together with an attractive open fireplace providing a superb focal point. The well appointed kitchen is fitted with quality cabinetry and granite work surfaces, offering both style and practicality. Both generous double bedrooms benefit from their own en-suite bathrooms, providing an excellent level of comfort and privacy, whilst a separate WC adds further convenience for guests. Externally, residents enjoy access to beautifully maintained and mature communal gardens, creating a tranquil setting that complements the grandeur of the building. This outstanding apartment seamlessly blends period character, quality finishes and a highly desirable location, offering a rare opportunity to acquire a truly elegant home within one of Eastbourne's most iconic historic buildings.

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Main Features

- Occupying The Top Floor Of Prestigious Grade II Listed De Walden Court
- Prime Meads Village Location Close To Shops, Cafés & Amenities
- Beautifully Presented Throughout With Period Charm & Modern Comforts
- Spacious Sitting Room With Bay Window & Open Fireplace
- Quality Kitchen With Granite Work Surfaces & Fitted Cabinetry
- 2 Generous Double Bedrooms With En-Suite Bathrooms
- Separate Guest WC For Added Convenience
- Wealth Of Original Character Features Throughout
- Attractive Mature Communal Gardens For Residents' Enjoyment
- Close To Eastbourne Seafront & Mainline Railway Station

Communal Entrance
Communal entrance with stairs to second floor landing with private storage cupboard & private entrance door to -

Hallway
Radiator. Storage cupboard.

Bedroom 2
12'9 x 10'3 (3.89m x 3.12m)
Radiator. 2 windows to side aspect. Door to -

En-Suite Bath & Shower Room/WC
Suite comprising panelled bath with chrome mixer tap. Shower cubicle. Wash hand basin with mixer tap. Low level WC. Fully tiled. 2 windows to side aspect.

Fitted Kitchen
8'2 x 7'8 (2.49m x 2.34m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Tiled splash backs. Plumbing and space for washing machine. Space for fridge/freezer. Further spaces for appliances. Window.

Spacious Bay Windowed Lounge
17'5 x 16'1 (5.31m x 4.90m)
Working open fire. Radiator. Bay window to front aspect. Further window to side aspect.

Bedroom 1
11'5 x 10'7 (3.48m x 3.23m)
Radiator. Feature fireplace. Built-in wardrobe. Window. Door to -

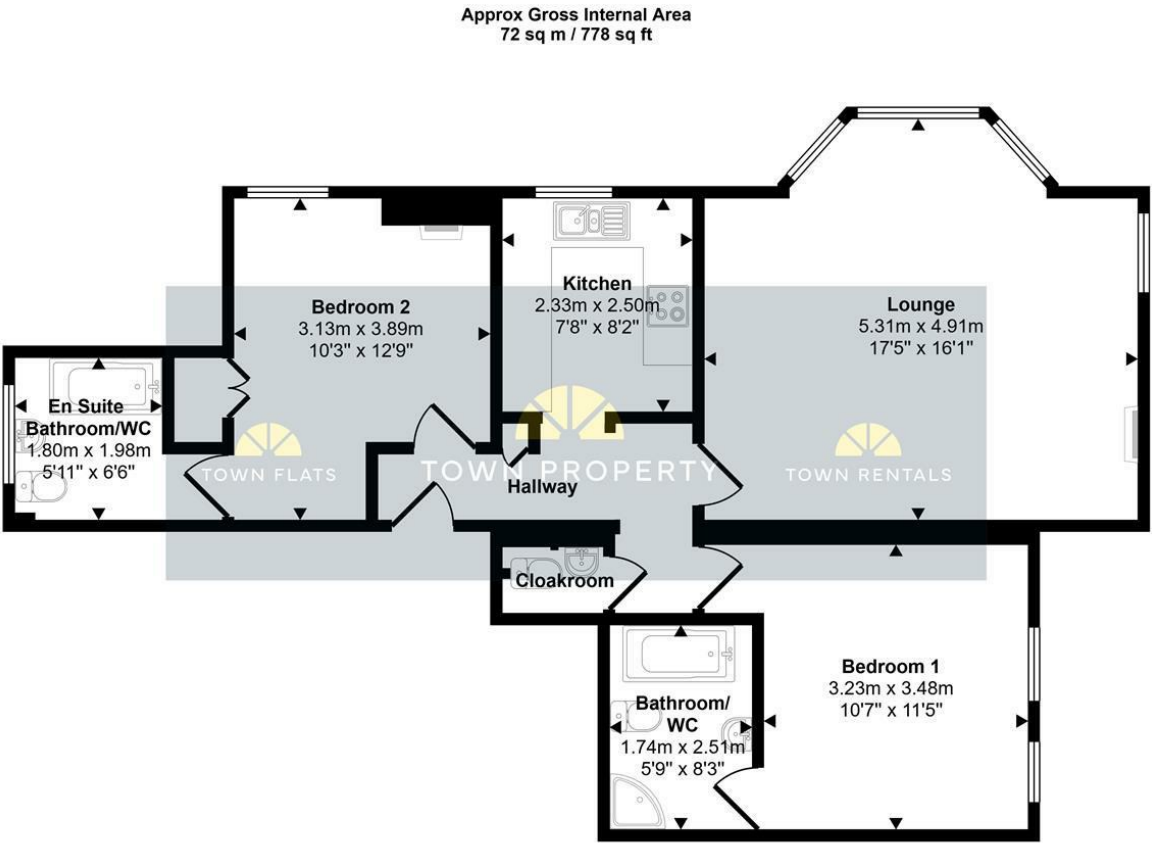
En-Suite Bathroom/WC
Suite comprising 'P' shaped bath with chrome mixer tap and wall mounted shower over, Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Radiator.

Cloakroom
Low level WC. Wash hand basin with mixer tap with vanity unit. Built-in cupboard. Extractor fan.

Outside
Beautiful communal gardens.

EPC = E

Council Tax Band = B



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £2900 per annum
Lease: 999 years from 2009. We have been advised of the lease term, we have not seen the lease

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