



Flat 4 Kent House, 7 Staveley Road, Eastbourne, BN20 7JU

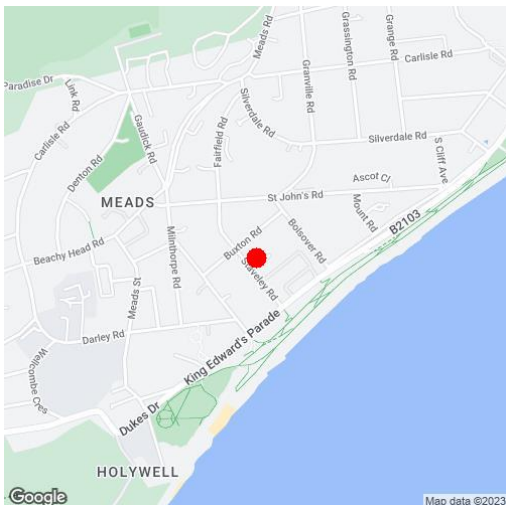
Price £269,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly well appointed two bedroom ground floor flat forming part of the highly desirable Kent House development, enviably located within 100 yards of meads seafront. The accommodation retains much of its original character with high ceilings and skirting boards and includes a delightful 20' x 15' dual aspect living room. The kitchen has been recently re-fitted with modern wall and base units together with a range of appliances with a door providing access to the communal gardens. The two double bedrooms are both of a good size and are served by a modern bathroom. The flat is situated within attractive communal gardens and there is a residents' parking area to the front. Located in the heart of Meads, local shopping facilities and other amenities including restaurants and two Public Houses are within a few hundred yards in Meads Street, whilst Eastbourne town centre and railway station are approximately 1 mile distant.





At a Glance:

- 100 yards from Meads seafront
- Beautifully appointed throughout
- Many pleasing original character features
- Delightful dual aspect sitting room
- Two double bedrooms
- Modern bathroom
- Attractive communal gardens
- Residents` parking area
- Balance of 999 year lease



Accommodation:

ENTRANCE HALL

HALLWAY

LIVING/DINING ROOM
20'0" (6.1m) x 15'1" (4.6m)

KITCHEN
14'1" (4.29m) x 6'3" (1.91m)

BEDROOM 1
13'1" (3.99m) x 10'6" (3.2m)

BEDROOM 2
14'1" (4.29m) x 13'1" (3.99m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

RESIDENTS` PARKING

LEASE:
approx 983 years remaining

MAINTENANCE:
£650 per quarter

GROUND RENT:
N/A

PETS:
not allowed

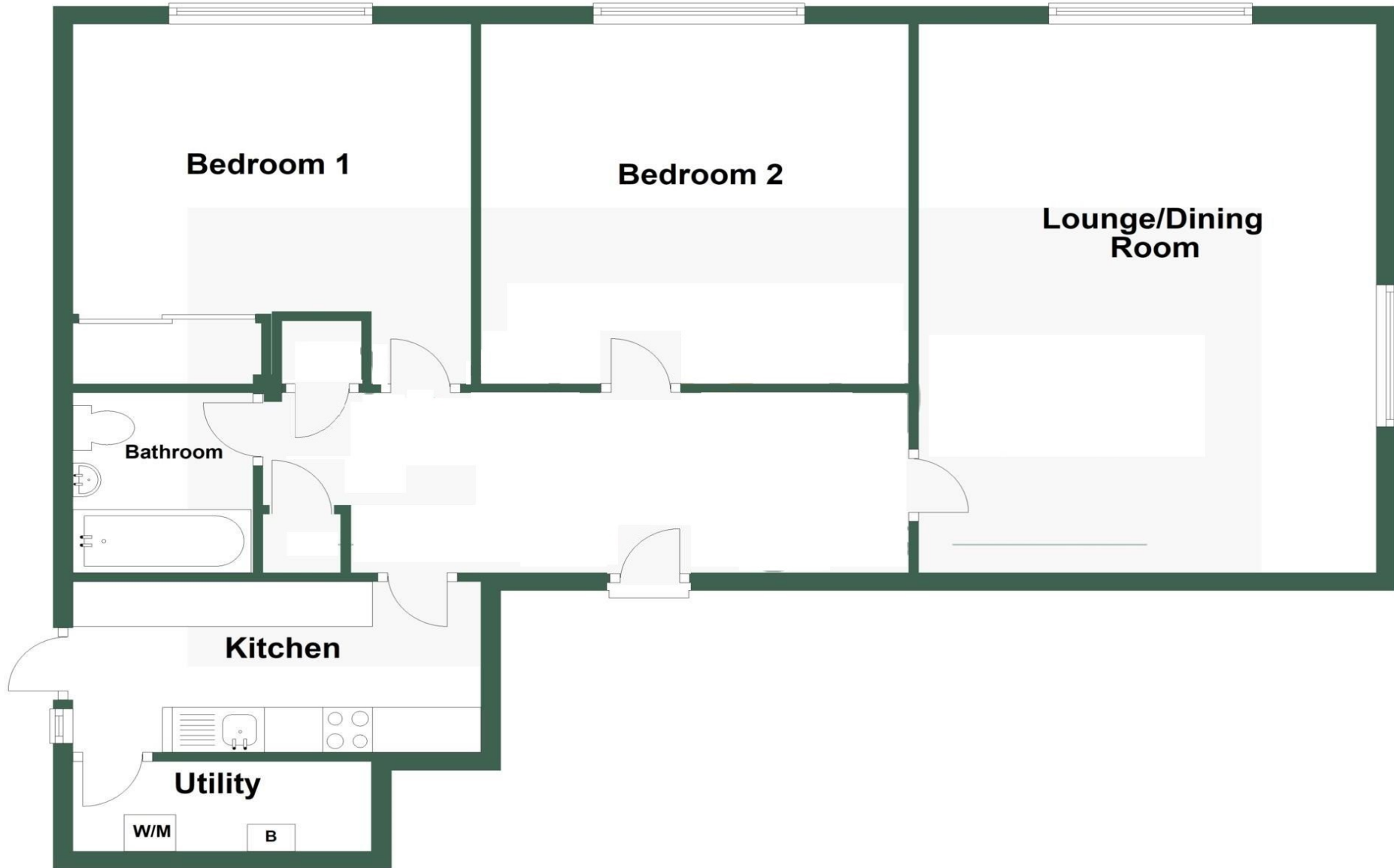
COUNCIL TAX:
Band `C`

EPC:
`C`

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



Hall Floor



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**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email