



1 Meadhurst, 31 Meads Road, Eastbourne, BN20 7ET

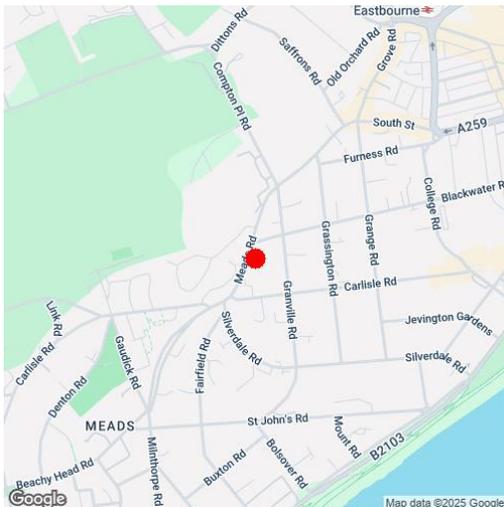
Price £415,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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A delightful and beautifully presented three bedroom garden flat in a large detached period building located in the much sought after Lower Meads area of Eastbourne. This stunning flat has been renovated and altered in recent years to provide bright, spacious and contemporary accommodation throughout, comprising private entrance, large entrance hall which could be utilised as office/study space, spacious sitting room opening to a modern kitchen/dining room with comprehensive areas of work surface and range of wall and base cupboards, breakfast bar and attractive bay window offering space for a dining table and chairs. There are three excellent size bedrooms and a stylish modern shower room/wc, in addition to a separate wc for added convenience. A particular feature is the size of private garden with area of lawn, shrubs, trees and patio seating area. The property boasts a share of the freehold and the remainder of a 999 year lease. Meadhurst enjoys a fantastic location close to Eastbourne town centre, Meads village, seafront, theatres and Saffrons sports club.





### At a Glance:

- Beautifully presented three bedroom garden flat
- Popular Lower Meads location
- Bright and airy throughout
- Sitting room
- Stylish kitchen/diner
- Contemporary shower room/wc
- Separate 2nd wc
- Private garden
- Large entrance hall
- Gas central heating

### Accommodation:

**PRIVATE ENTRANCE**

**LARGE HALLWAY**

built in storage

**SITTING ROOM**

14'2" (4.32m) x 12'3" (3.73m)

**KITCHEN / DINING ROOM**

19'8" (5.99m) Max x 14'1" (4.29m)

**BEDROOM 1**

14'5" (4.39m) Max x 13'6" (4.11m)

**BEDROOM 2**

11'9" (3.58m) x 8'5" (2.57m)

**BEDROOM 3**

10'1" (3.07m) x 8'3" (2.51m)

**SHOWER ROOM / WC**

**SEPARATE WC**

**OUTSIDE:**

**PRIVATE GARDEN**

**LEASE:**

Remainder of a 999 year Lease (Share of Freehold)

**MAINTENANCE:**

one quarter share as & when required

**PETS:**

allowed

**SUB-LETTING:**

allowed

**COUNCIL TAX:**

Band 'B'

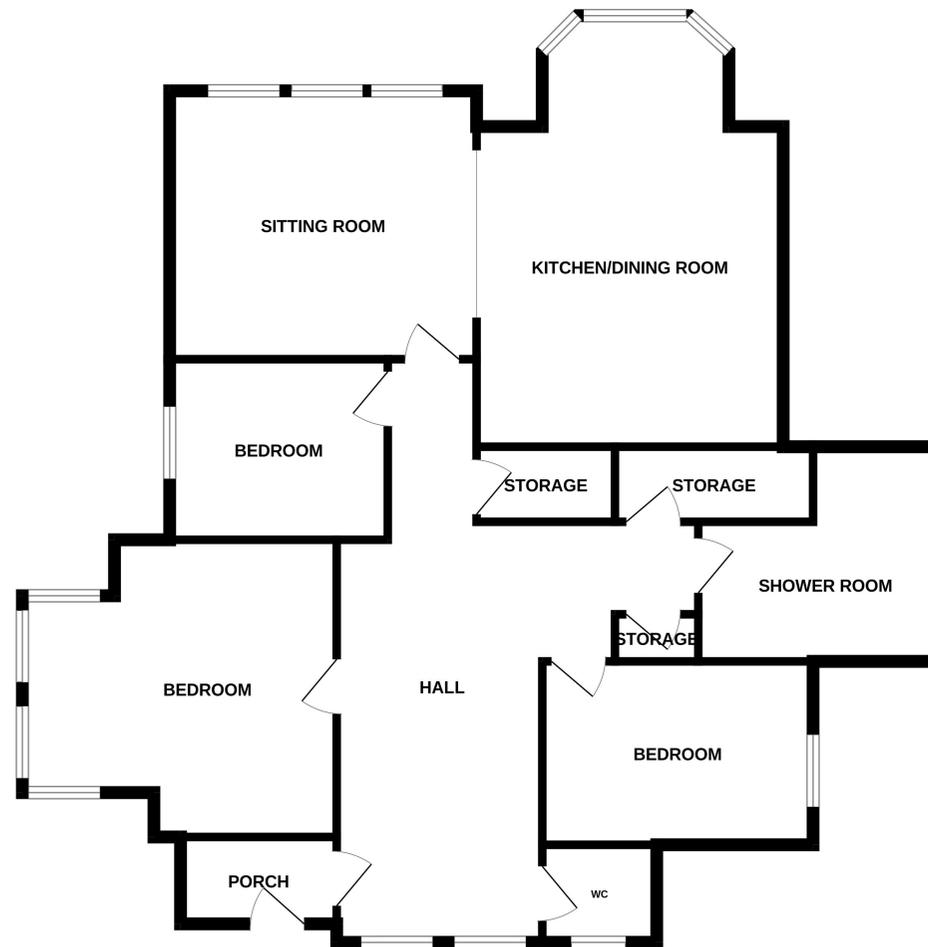
**EPC:**

'C'

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



## GROUND FLOOR



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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