## Flat 1, 6 Staveley Road, Eastbourne, BN20 7LH

Leasehold - Share of Freehold

## Offers In Excess Of: £450,000








3 Bedroom | 1 Reception | 2 Bathroom

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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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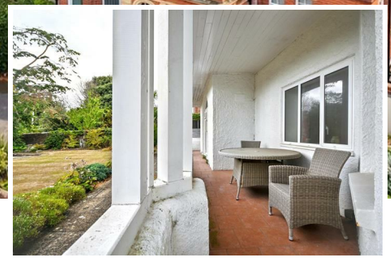


## Flat 1, 6 Staveley Road, Eastbourne, BN20 7LH

A truly impressive three bedroom ground floor garden apartment forming part of a handsome period mansion-style building in the highly sought-after Meads area. The property has its own private entrance and a particularly generous entrance hall, leading to a spacious sitting/dining room which opens directly onto a wrap-around veranda overlooking the magnificent gardens. The accommodation also includes a modern fitted kitchen with separate utility room, three good sized bedrooms, two of which benefit from en-suites, plus a separate WC and a communal heating system. The principal bedroom is especially impressive with a walk-in wardrobe and direct access onto the veranda. Outside, the property enjoys an exceptional arrangement of gardens, divided into four principal lawned areas, with this apartment having exclusive use of the quarter closest to the property. The gardens provide a wonderfully private and established setting with mature planting, while a private driveway leads to a detached single garage with pitched roof. Ideally positioned within easy reach of Meads Village, the seafront and South Downs, this is a genuinely special property offering space, privacy and outdoor living rarely found with an apartment. Being sold CHAIN FREE.

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## Main Features

- Magnificent Three Bedroom Ground Floor Garden Apartment
- Highly Desirable Meads Location
- Impressive Period Mansion Style Building
- Private Veranda Opening Onto The Gardens
- Large Private Garden Area
- Spacious Sitting/Dining Room
- Two Bedrooms With En-Suites
- Principal Bedroom With Walk-In Wardrobe
- Private Driveway & Detached Garage
- CHAIN FREE

Entrance
Ground floor private entrance door to -

Hallway
Radiator. Walk-in storage cupboard. Engineered oak flooring. Double glazed window to side aspect.

Cloakroom
Low level WC. Wash hand basin with mixer tap and cupboard under. Frosted double glazed window.

Lounge/DIning Room
19'0 x 17'11 (5.79m x 5.46m)

Fitted Kitchen
12'2 x 8'1 (3.71m x 2.46m)
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 electric double oven under. Extractor cooker hood. Integrated fridge and washing machine. Radiator. Double glazed window.

Utility Room
12'9 x 4'1 (3.89m x 1.24m )
Worktop with plumbing & space for washing machine and dishwasher. shelving. Tiled floor. Double glazed window.

Bedroom 1
20'3 x 13'0 (6.17m x 3.96m)
Radiator. Walk-in wardrobe. Double glazed window. Double glazed patio doors to rear. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard under. Heated towel rail. Tiled walls and floor. Frosted double glazed window.

Bedroom 2
13'7 x 8'1 (4.14m x 2.46m )
Radiator. 2 Double glazed windows. Door to -

En-Suite Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Bedroom 3
10'6 x 8'2 (3.20m x 2.49m )
Radiator. Double glazed window.

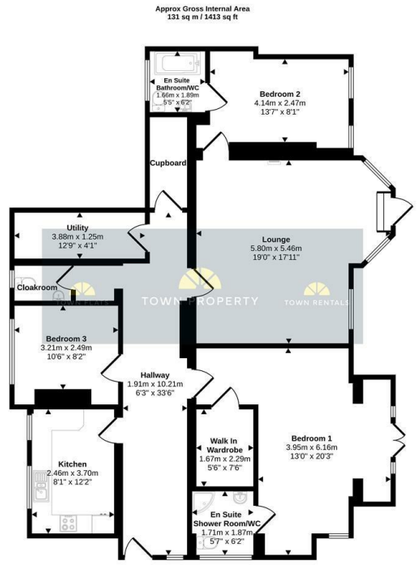
Outside
Private veranda adjoins the property, ideal for alfresco dining. The main gardens are a particular feature with a south westerly aspect and incredibly private, with two very rare Weeping Elm trees along with a variety of plants, shrubs and trees - with 4 delegated lawned areas, with the closest ¼ belonging to this apartment.

Parking
Driveway & garage.

EPC = D

Council Tax Band = C

Agents Note:
There is upcoming works for the building, with an estimated 2 years of further sink fund contributions - of which, the sellers will pay for the next 2 years making this an attractive proposal whereby any buyer has the reassurance the building is being improved without needing to contribute to costs.




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: £1286 paid per quarter (see agents note) This is includes communal central heating, water, building insurance & gardening**
**Lease: 999 years from 1968. We have been advised of the lease term, we have not seen the lease**

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.