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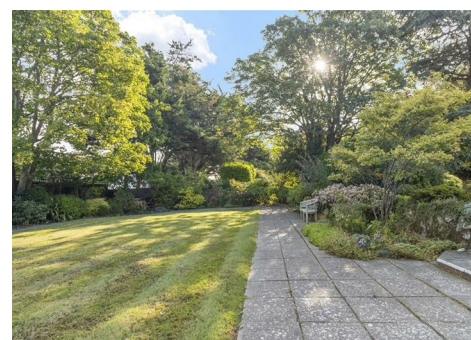
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Taylor Engley



Flat 7 Hunters Lodge, 40 St. Johns Road, Meads, Eastbourne, East Sussex, BN20 7NB
Asking Price £289,500 Leasehold

Taylor Engley are delighted to offer to the market this extremely WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED SECOND FLOOR PURPOSE BUILT APARTMENT forming part of the desirable Hunters Lodge development, located in the Meads area of Eastbourne. The apartment is considered to be in excellent decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a 21'10 x 11'10 living room, balcony, fitted kitchen, principle bedroom with en-suite, family bathroom and a secure allocated underblock car parking space. The building is served by a passenger lift which provides access to the communal underblock residents parking area. Outside there are attractive communal gardens.



Hunters Lodge is situated in a prime residential location within the highly sought after Meads area. Meads seafront and promenade is within easy access whilst local shops in Meads village are approximately half a mile distant. Eastbourne's town centre is approximately one mile distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** DESIRABLE HUNTERS LODGE DEVELOPMENT * HIGHLY SOUGHT AFTER MEADS AREA * EXCELLENT DECORATIVE ORDER * CHAIN FREE * SPACIOUS LIVING ROOM * FITTED KITCHEN * BALCONY * TWO BEDROOMS * EN-SUITE * FAMILY BATHROOM * ALLOCATED CAR PARKING SPACE WITHIN SECURE COMMUNAL UNDERBLOCK PARKING AREA * COMMUNAL GARDENS * BLOCKED SERVED BY PASSENGER LIFT * SECURITY ENTRY SYSTEM * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system, passenger lift or stairs rising to:

Second Floor Landing

Private front door opening to:

Entrance Hall

Spacious built-in storage cupboard with light and shelving, airing cupboard housing cylinder, radiator.

Living Room

21'10 max x 11'10 max (6.65m max x 3.61m max)
(21'10 max into bay x 11'10 max)

Attractive double aspect room with outlook to front and side, two radiators, door to balcony.

Balcony

10'5 x 4'11 (3.18m x 1.50m)

Situated to the front of the building, tiled floor and wrought balustrade, outside light.

Kitchen

11'10 max x 8'5 max (3.61m max x 2.57m max)

(Maximum measurements include depth of fitted units)

Comprises worksurface with upstand, range of base and wall mounted cupboards with under cupboard lighting, range of integrated appliances including electric eye level oven, microwave, four ring electric hob, washer/dryer, dishwasher, fridge/freezer, cupboard housing Vaillant gas fired boiler, downlighters, tiled floor, outlook to side.

Bedroom 1

12'5 x 9'3 (3.78m x 2.82m)

(9'3 to cupboard front)

Range of full height wardrobe cupboards, radiator, outlook to front.

En-Suite Shower Room

Spacious shower cubical, wash hand basin set into cabinet, low level wc with concealed cistern, shaver point, wall mounted heated towel rail, downlighters, tiled floor, part tiled walls.

Bedroom 2

10'6 x 9'2 (3.20m x 2.79m)

(9'2 plus door recess)

Double fitted wardrobe cupboard, radiator, outlook to rear.

Family Bathroom

Spacious bathroom having bath with mixer tap and shower

fitment, wash hand basin set into cabinet/drawer unit, low level wc with concealed cistern, fitted mirror, tiled floor, part tiled walls, heated towel rail, downlighters.

Allocated Car Parking Space

Within secure residents communal underblock car parking area.

Communal Gardens

Attractive communal gardens to the rear of the building having lawned area a well stocked borders.

NB

We have been informed by our clients of the following;

Managing Agents are Austin Rees.

Term of lease 125 years from 25 March 1991.

29 September 2025 - 24 March 2026 Half yearly Service Charge in Advance £1,229.91.

29 September 2025 - 24 March 2026 Half yearly Reserve Fund in Advance £176.25.

29 September 2025 - 24 March 2026 Half yearly Ground Rent in Advance £85.00

The annual ground rent breakdown £85 during the first twenty five years, £170 during the second twenty five years, £255 during the third twenty five years, £340 during the fourth twenty five years and £425 during the remaining period of the said term.

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

COUNCIL TAX BAND:

Council Tax Band - 'E' - Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



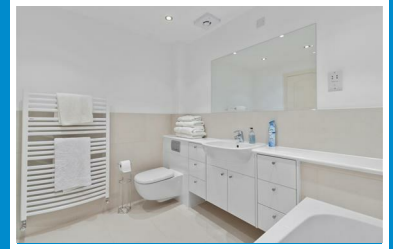




SECOND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.