



18 St Saviour House, Darley Road, Eastbourne, BN20 7GA

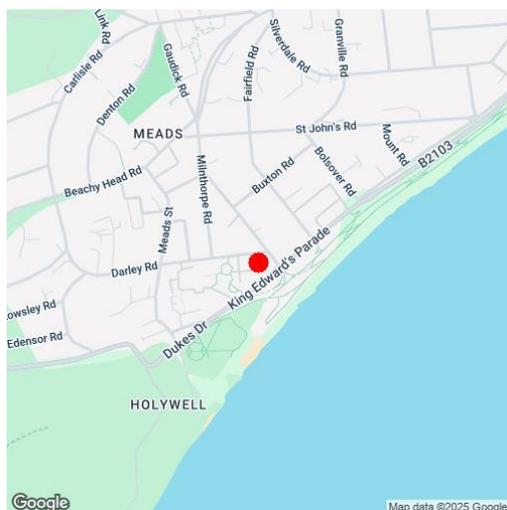
Offers in Excess of £399,950 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two double bedroom third floor flat located within the exclusive All Saints development built by well renowned house builder Berkeley Homes. This delightful property is presented to an exceptional standard and is offered to the market chain free. The property boasts bright and spacious accommodation throughout comprising communal entrance hall with stairs and passenger lift to all floors, private entrance hall, stunning open plan sitting/dining room opening to a fitted kitchen with range of built in appliances, work surface, matching wall and base units and sink, excellent size balcony with sea glimpses as well as magnificent views towards the south downs. There are two excellent size double bedrooms with the main bedroom enjoying built in wardrobes and a modern ensuite shower room. There is a further well appointed bathroom located off the hall. The building is set within immaculate park like communal gardens and there is the added convenience of a secure gated underground car parking space. The All Saints development is situated adjacent to Eastbourne's picturesque seafront and is just a stone's throw from Meads high street with its variety of independent shops, cafes and restaurants.





At a Glance:

- Stunning third floor flat
- Exclusive All Saints development
- Chain Free
- Beautifully presented throughout
- Former show apartment
- Spacious open plan sitting room/dining room
- Kitchen area
- Large balcony with views to the South Downs
- Bathroom plus en-suite shower room
- Immaculate gardens and grounds plus allocated underground car park

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

OPEN PLAN KITCHEN / SITTING / DINING ROOM

23'11" (7.29m) x 15'11" (4.85m)

BALCONY

BEDROOM 1

14'4" (4.37m) x 10'11" (3.33m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'2" (3.71m) x 8'9" (2.67m)

BATHROOM

OUTSIDE:

IMMACULATE COMMUNAL GARDENS

SECURE UNDERGROUND PARKING SPACE

LEASE:

107 years remaining

MAINTENANCE:

£2,627 per annum

GROUND RENT:

£412 per annum

PETS:

not allowed

LETTING:

we understand this is allowed

COUNCIL TAX:

Band F

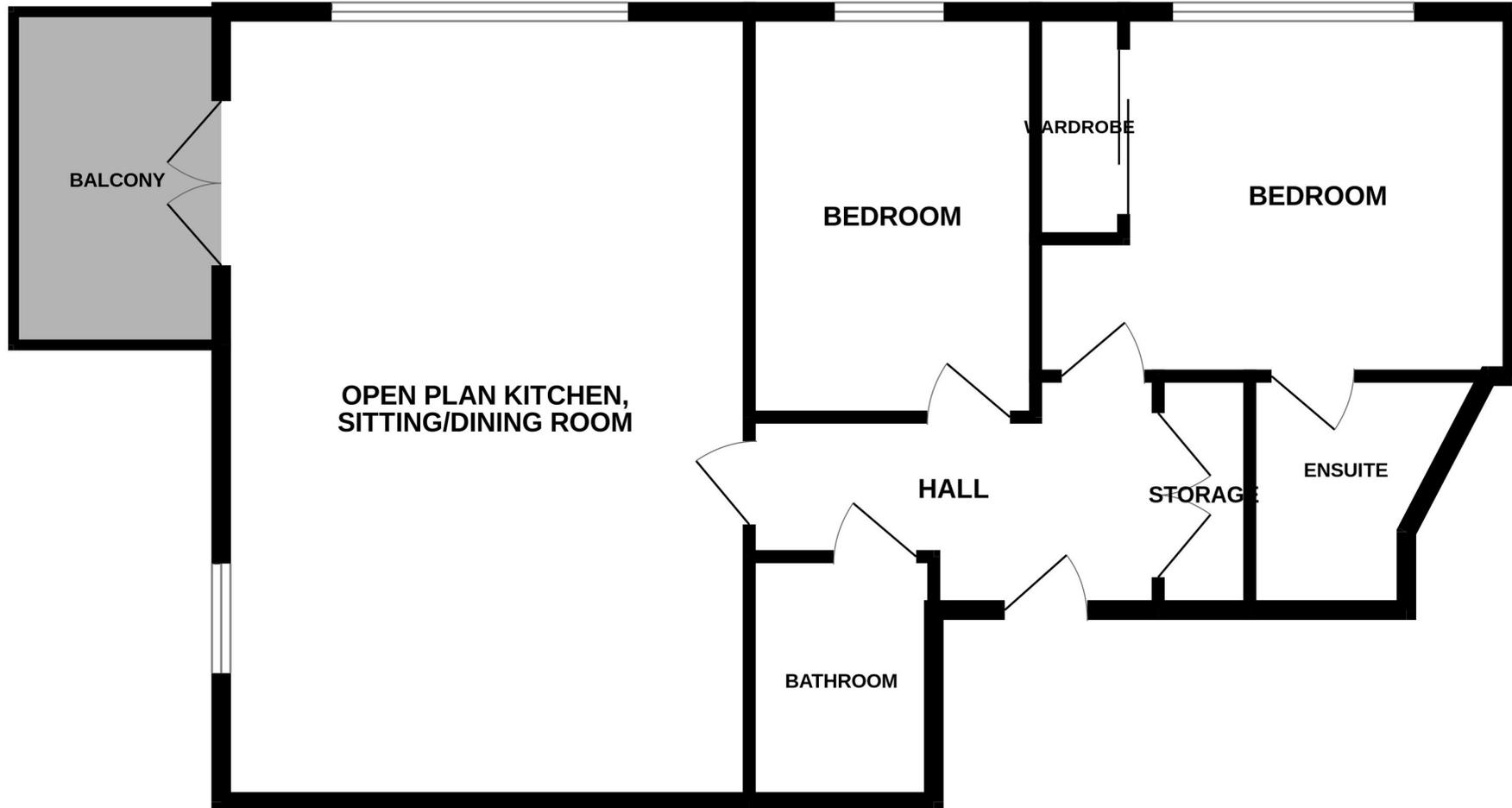
EPC:

'C'

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



THIRD 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
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