

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

Offers in Excess of £450,000 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A magnificent three bedroom ground floor apartment with private area of garden and garage in a stunning period building within the exclusive and much sought after Meads area of Eastbourne. This wonderful property boasts a number of features and benefits and enjoys accommodation comprising private entrance, spacious private entrance hall, sitting/dining room overlooking gardens leading to a private veranda, kitchen with range of wood work surface with matching wall and base units, there are three excellent size bedrooms with the main bedroom being served by an en-suite shower room as well as walk in wardrobe and there is a further en-suite bathroom from the second bedroom and a separate wc accessed from the hallway. There is a convenient utility room and also a large walk in storage room. A particular feature of the property is the private south/west facing area of garden which is laid to lawn and well stocked with a variety of plants, shrubs and trees including rare weeping Elm trees. Adding to the convenience is the sole use of a driveway which leads to a single pitched roof garage. The property is offered to the market chain free and comes with a share of the freehold and the remainder of a 999 year lease. Meads High Street and seafront are just a short walk away and Eastbourne town centre and mainline railway station are just over a mile away.

















At a Glance:

- Spacious three bedroom ground floor flat
- Private area of garden
- Popular Meads location
- Close to Meads high street and seadront
- Chain free
- Private veranda
- Sitting/dining room
- Kitchen
- Bathroom and en-suite shower room
- Private driveway and garage





Accommodation:

PRIVATE FRONT DOOR

LARGE PRIVATE ENTRANCE HALL

LARGE WALK IN STORE ROOM

SITTING / DINING ROOM
19'4" (5.89m) x 18'2" (5.54m)

KITCHEN
12'5" (3.78m) x 8'3" (2.51m)

BEDROOM 1
18'3" (5.56m) x 15'3" (4.65m) With walk in wardrobe

EN-SUITE SHOWER ROOM

BEDROOM 2
13'10" (4.22m) x 8'9" (2.67m)

EN-SUITE BATHROOM

BEDROOM 3
10'8" (3.25m) x 9'8" (2.95m)

WC

UTILITY ROOM

COVERED VERANDA
Accessed via sitting / dining room and bedroom 1

OUTSIDE:

PRIVATE AREA OF GARDEN

DRIVEWAY

GARAGE

LEASE:
999 years from 25 March 1968

MAINTENANCE:
£1286 paid per quarter. This is includes communal central heating, water, building insurance & gardening

GROUND RENT:
Nil

PETS:
With permission

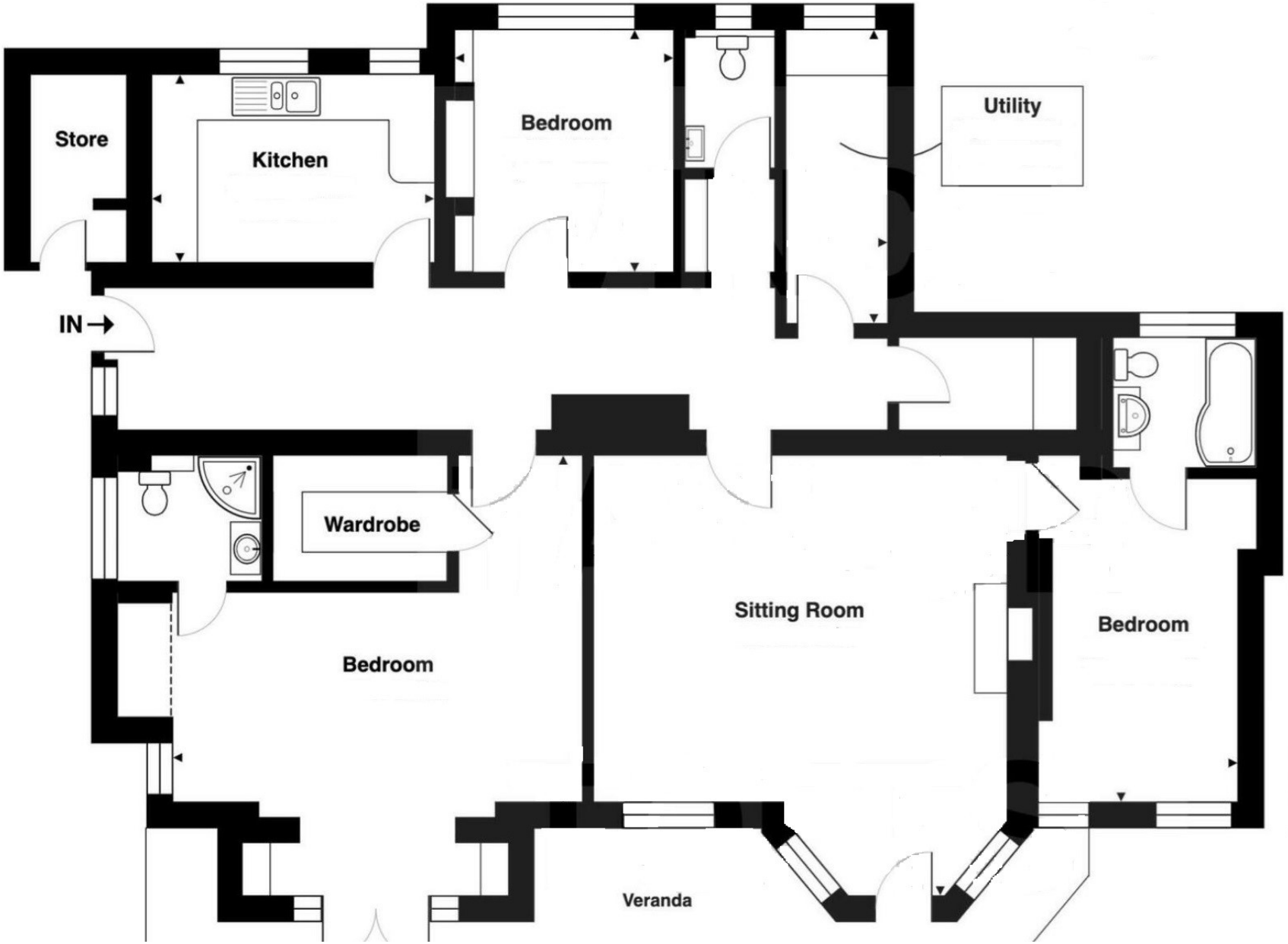
SUB-LETTING:
Not allowed

COUNCIL TAX:
Band `C`

EPC:
`D`

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.

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



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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.

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