



Flat 3 St John's Court, 38 St John's Road, Eastbourne, BN20 7NB

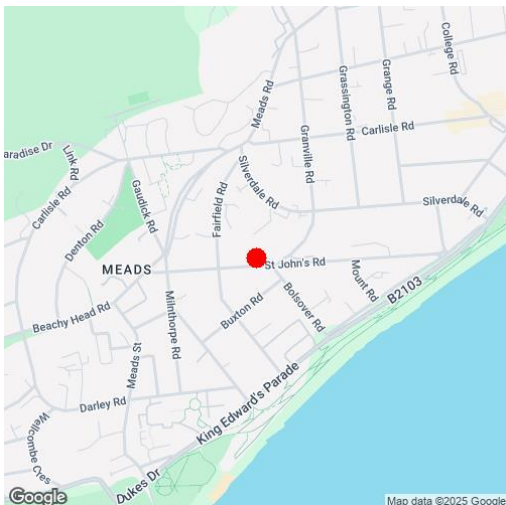
Price £345,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightfully bright and spacious two double bedroom first floor flat within this attractive period building within the heart of the ever popular Meads area of Eastbourne. This wonderful flat boasts all the principal rooms facing south meaning the flat is flooded with natural light and has large attractive bay windows to most rooms. Accommodation comprises spacious entrance hall, large sitting/dining room, kitchen with range of matching wall and base units, two double bedrooms and a recently fitted shower room/wc. This attractive building is set within excellent sized and well maintained gardens to the rear and to the front there is an area of residents parking. A particular feature of this flat is the benefit of a garage/workshop to the side of the building in addition to a number of original features such as parquet flooring and high ceilings. Additional benefits include gas central heating and a share of the freehold. St Johns Court is located a short distance to Meads picturesque seafront as well as Meads village with its variety of shops, cafes and amenities.





At a Glance:

- Delightful bright and spacious first floor flat
- Popular Meads location
- Communal gardens and residents parking
- Kitchen
- Recently fitted shower room
- Large sitting/dining room
- Two good size bedrooms
- Garage/workshop
- Close to Meads seafront and high street
- Gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

LARGE PRIVATE ENTRANCE HALL

SITTING/DINING ROOM
17'1" (5.21m) x 15'11" (4.85m)

KITCHEN
10'11" (3.33m) x 9'10" (3m)

BEDROOM 1
16'9" (5.11m) x 14'6" (4.42m)

BEDROOM 2
14'10" (4.52m) x 7'9" (2.36m)

SHOWER ROOM

OUTSIDE:

COMMUNAL GARDENS

PRIVATE GARAGE/WORKSHOP

RESIDENTS PARKING

LEASE:
T.B.C.(Share of Freehold)

MAINTENANCE:
£201 a month

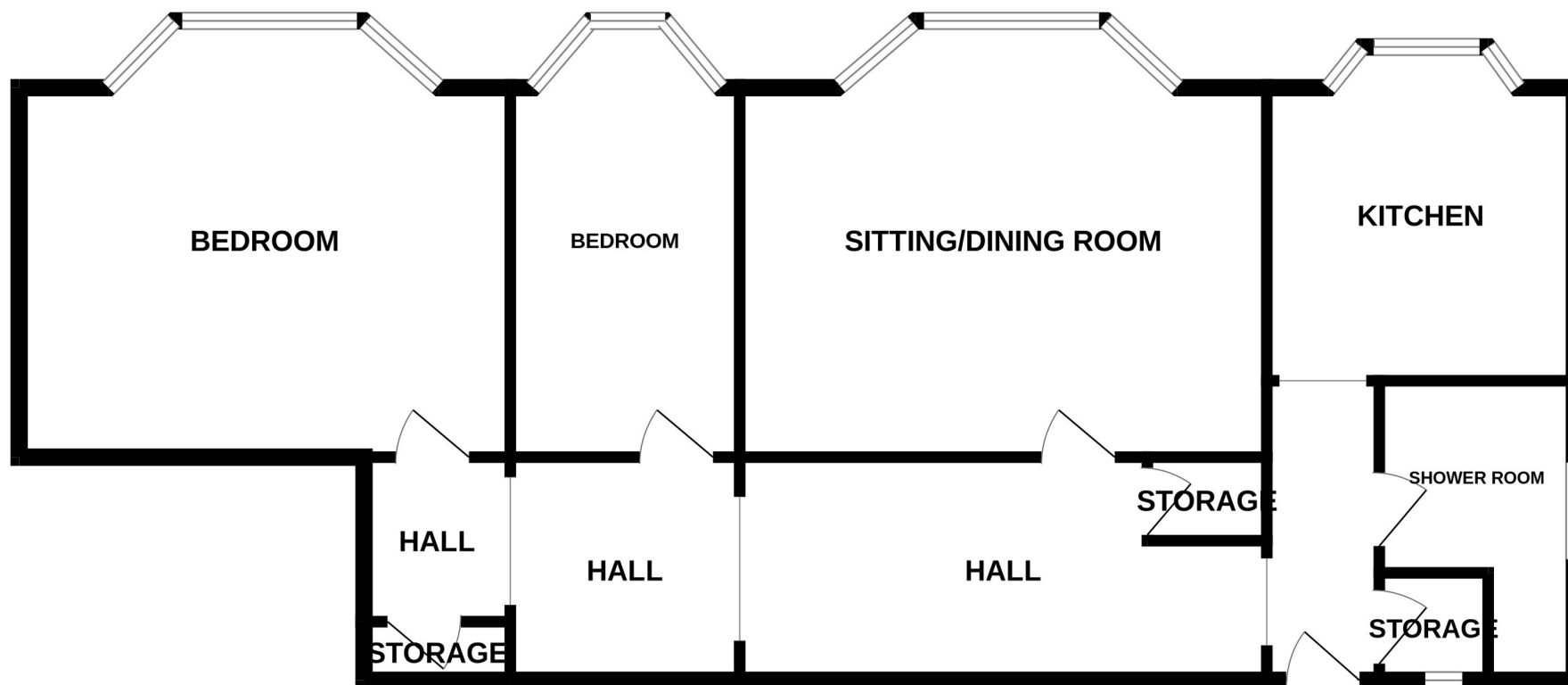
COUNCIL TAX:
Band "C"

EPC:
"E"

(all details concerning the terms of the Lease and outgoing are subject to verification)



FIRST 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.

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