



Flat 6 Highmead Manor, Buxton Road, Eastbourne, BN20 7LF

Price £400,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A beautifully appointed three bedroom first floor flat located in the favoured Meads area just a few hundred yards from the seafront. The spacious accommodation includes a superb 31'01 x 23'02 max pentagon-shaped living room with bay window with views to the communal gardens and to the sea beyond. There is also a kitchen/breakfast room with integrated double oven, dishwasher, fridge/freezer and washing machine, dining room, three bedrooms (two of which enjoy the same sea-facing aspect) and a separate bathroom. The flat also has the added benefit of splendid communal gardens, with the use of a communal vegetable garden, a garage on site as well as a share of the freehold. Enjoying a central location, the seafront is within a few hundred yards and local shopping facilities located at Meads Street are only 0.5 miles away. Eastbourne town centre and mainline railway station are also within easy reach. An internal inspection is essential to appreciate the merits of this outstanding home.





## At a Glance:

- Exceptionally spacious three bedroom first floor flat
- Attractive period building
- Spacious sitting room
- Kitchen / breakfast room
- Dining room
- Delightful communal gardens
- Share of Freehold
- Garage
- Sea views from principal rooms
- Sought after Meads location

## Accommodation:

### ENTRANCE HALL

### LIVING ROOM

31'1" (9.47m) Max x 23'2" (7.06m) (Pentagon-shaped) opening to:

### DINING ROOM

16'6" (5.03m) x 9'10" (3m)

### KITCHEN / BREAKFAST ROOM

14'11" (4.55m) x 10'6" (3.2m)

### BEDROOM 1

19'8" (5.99m) x 14'0" (4.27m) Into Bay

### BEDROOM 2

16'7" (5.05m) x 17'5" (5.31m) Max

### BEDROOM 3

12'2" (3.71m) x 8'11" (2.72m)

### BATHROOM

### OUTSIDE:

### COMMUNAL GARDENS

including a communal vegetable patch

### GARAGE

In block

### LEASE:

Share of Freehold

### MAINTENANCE:

Please contact the office for further details

### GROUND RENT:

Nil

### PETS:

Not allowed

### LETTING:

Allowed, however no short term letting

### COUNCIL TAX:

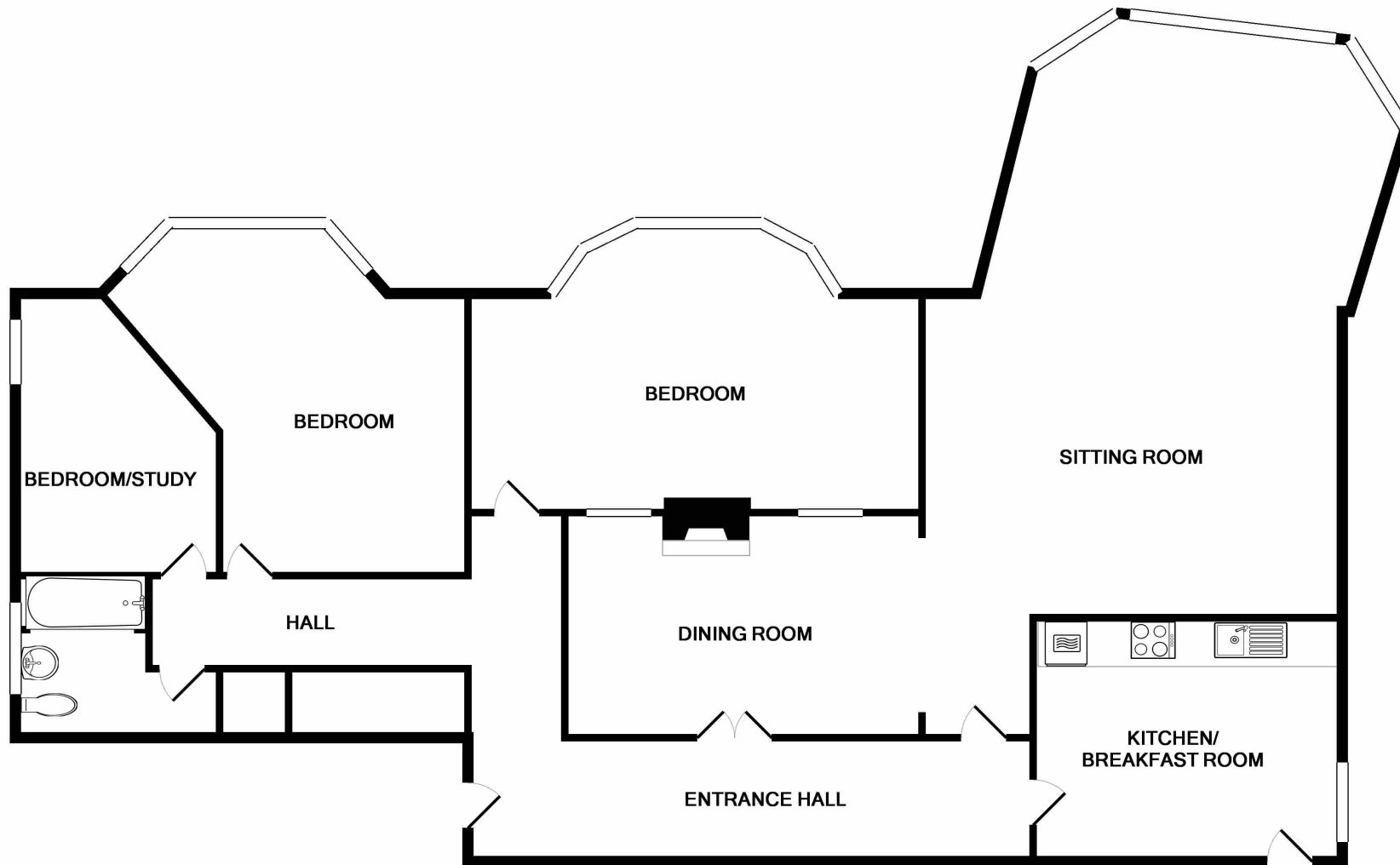
Band 'D'

### EPC:

'D'

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
 Made with Metropix ©2018

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.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email