



Flat 3 Hunters Lodge, 40 St Johns Road, Eastbourne, BN20 7NB

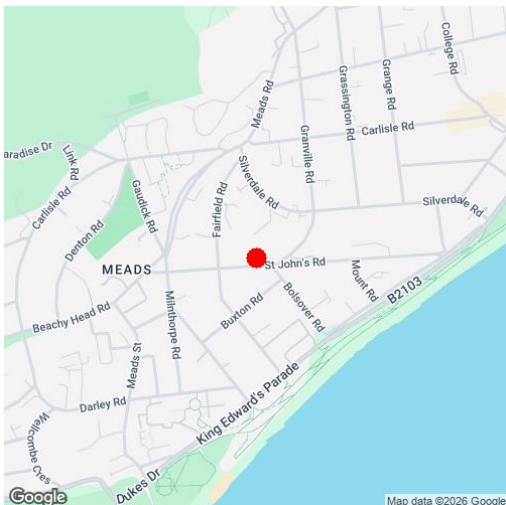
Price £285,000 | Leasehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A pleasant and well presented two bedroom hall floor apartment boasting great size balcony forming part of a modern purpose-built development in the heart of Meads and just a stone's throw to Meads village high street and picturesque seafront. This delightful property is offered to the market chain free and enjoys accommodation comprising well kept communal entrance hall, private entrance hall with plenty of storage, large sitting room with doors opening to the good size balcony which overlooks the rear of the property and the communal gardens, there is a dining area located off the sitting room which leads into the kitchen which has a comprehensive range of matching wall and base units plus some integral appliances. There are two good size bedrooms with the main bedroom benefiting from range of fitted bedroom furniture plus and an en-suite shower room and wc. The modern main bathroom is located off the entrance hall. There is the convenience of a single garage and additional benefits include double glazing and gas central heating. Hunters Lodge is set within well maintained communal gardens and was believed to have been constructed in the late 1980s and blends in beautifully with the neighbouring Edwardian and Victorian houses.





At a Glance:

- Well presented two bedroom apartment
- Popular Meads location
- Spacious sitting room
- Generous balcony
- Modern kitchen
- Bathroom plus en-suite shower room
- Well kept communal gardens
- Dining area
- Chain free
- Double glazed and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

19'0" (5.79m) x 13'0" (3.96m)

BALCONY

DINING AREA

8'4" (2.54m) x 7'2" (2.18m)

KITCHEN

11'1" (3.38m) x 7'10" (2.39m)

BEDROOM 1

12'7" (3.84m) x 11'4" (3.45m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'0" (3.35m) x 10'0" (3.05m)

BATHROOM

OUTSIDE:

GARAGE

WELL KEPT COMMUNAL GARDENS

LEASE:

125 years from 25 March 1991

MAINTENANCE:

£1,063.79 half yearly

RESERVE FUND:

£109.05 half yearly

GROUND RENT:

£95 per year

SUB-LETTING:

to be confirmed

PETS:

Only with Lessors' written permission by way of a licence

COUNCIL TAX:

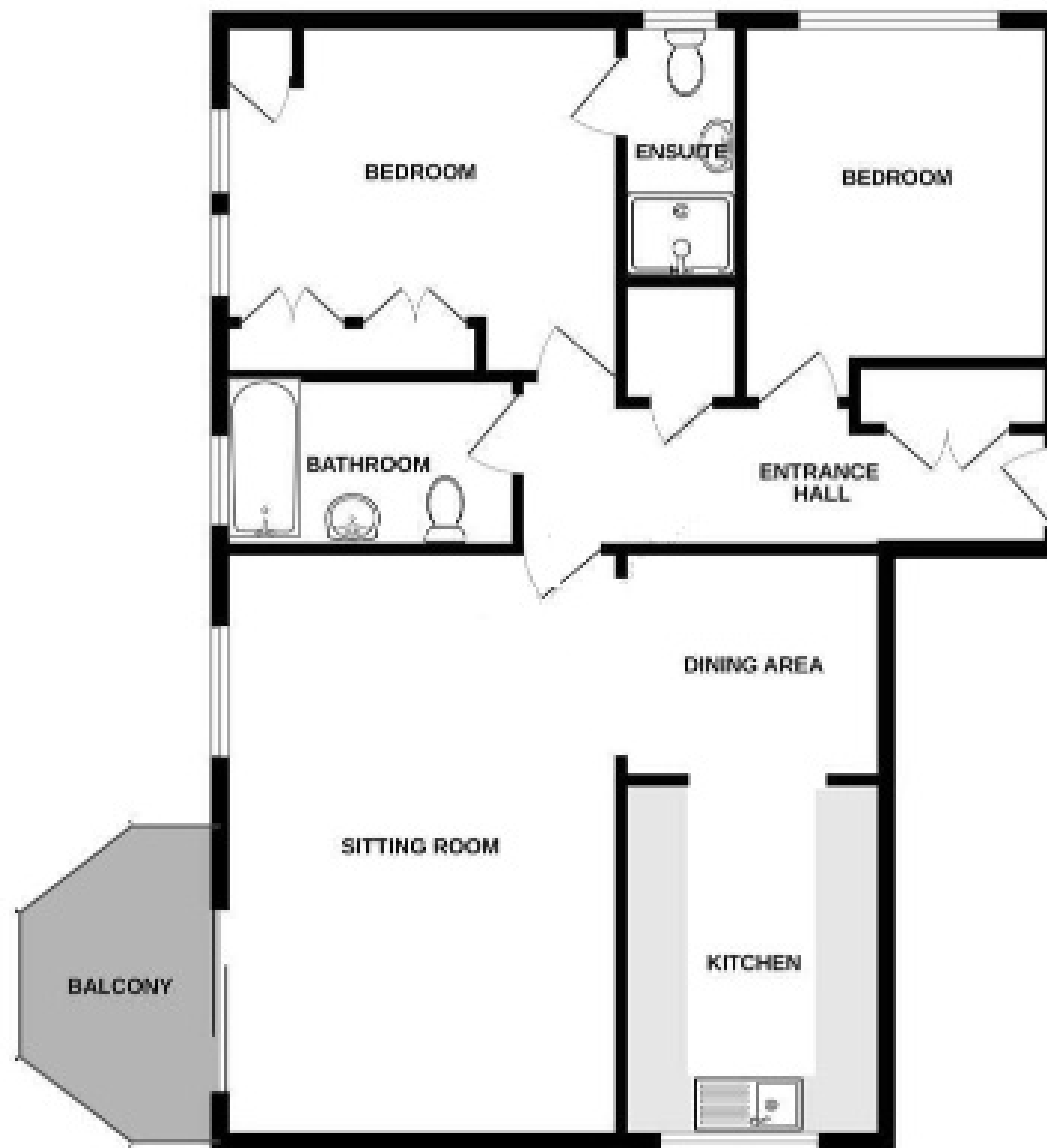
Band 'F'

EPC:

'C'

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





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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk ^{website}

sales@leaperstanbrook.co.uk ^{email}