



## Summer Court Wellcombe Crescent, Eastbourne, BN20 7XW

### Offers In Excess Of £300,000



MEADS. SUPERBLY RENOVATED 4TH FLOOR, TWO BEDROOM PURPOSE BUILT APARTMENT, offered to the market with NO ONWARD CHAIN! Enjoying LOVELY VIEWS with beautifully appointed accommodation to include a SPACIOUS RECEPTION ROOM, a MODERN KITCHEN, TWO DOUBLE BEDROOMS and LUXURY REFITTED SHOWER & BATHROOMS. The property also enjoys COMMUNAL GROUNDS and a GARAGE.

Located within close proximity to the South Downs and within the highly sought after MEADS area of Eastbourne and enjoys wonderful views overlooking the St Andrews playing fields and Eastbourne Town beyond.



COMMUNAL ENTRANCE

Communal entrance with stairs and lift to the upper floors. Fourth floor access.

ENTRANCE

Private entrance door into the hallway.

HALLWAY

Hallway, storage cupboard, doors off to both bedrooms, sitting room, shower room and bathroom.

SITTING/DINING ROOM

21'2 x 11'10 (6.45m x 3.61m)  
Superbly appointed reception room with sitting and dining areas, wall light points, central feature fireplace with matching surround, mantle and hearth with an inset electric fire, door to the kitchen, sliding, double glazed patio doors to the balcony with a tree lined outlook.

BALCONY

With an open aspect to the rear of the building, with space for a table and chairs with an outlook over the communal gardens and downland beyond.

KITCHEN

9'8 x 9'4 (2.95m x 2.84m)  
Refitted modern kitchen with a range of grey, gloss fronted wall mounted and floor standing units with wood block worktops, eye level double ovens with a four ring induction hob to the side with a canopied extractor unit over, inset one and half bowl sink unit with mixer tap and drainer, kick panel lighting, space for an upright fridge/freezer, integrated washing machine, radiator, UPVC double glazed window to the front elevation with lovely, elevated far reaching views across Meads.

MASTER BEDROOM

12'1 x 10'10 (3.68m x 3.30m)  
UPVC double glazed window to the front aspect with far reaching, elevated views across Meads and beyond, fitted double wardrobe, radiator.

SECOND DOUBLE BEDROOM

12'0 x 9'6 (3.66m x 2.90m)  
UPVC double glazed window to the front aspect with far reaching, elevated views across Meads and beyond, fitted double wardrobe, radiator.

BATHROOM

Low level Wc with a concealed cistern, panelled bath, partly tiled walls, ladder style radiator, 'floating' wash hand basin, recess for shelving, recessed lighting.

SHOWER ROOM

Luxury shower room with a large enclosed shower cubicle with fitted shower system, partly tiled walls, 'floating' wash hand basin with tiled splashbacks, recess with display shelving, ladder style radiator, recessed ceiling lighting, low level Wc with a concealed cistern.

OUTSIDE

Communal resident parking.

GARAGE

Up and over door to the front.

AGENTS NOTE:

The apartment has undergone a full refurbishment in recent times and is presented beautifully by the current owners. The property has been re-decorated and re-floored and has a refitted kitchen, refitted bathroom and shower room and replacement internal doors.

OUTGOINGS

LEASE: 999 YEARS FROM 20/11/2006 - 980 YEARS REMAINING  
MAINTENANCE: APPROX £3084 PER ANNUM  
COUNCIL TAX BAND: C

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Floorplan  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

| Energy Efficiency Rating                    |  |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential |
| (92 plus) A                                 |  |                         |           | (92 plus) A                                                     |  |                         |           |
| (81-91) B                                   |  |                         |           | (81-91) B                                                       |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C                                                       |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D                                                       |  |                         |           |
| (39-54) E                                   |  |                         |           | (39-54) E                                                       |  |                         |           |
| (21-38) F                                   |  |                         |           | (21-38) F                                                       |  |                         |           |
| (1-20) G                                    |  |                         |           | (1-20) G                                                        |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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