TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£340,000

3 St. Johns House, 28 St. Johns Road, Eastbourne BN20 7JB

An extremely well presented 2 bedroom ground floor apartment that has a wonderful private 37' terrace. Being sold CHAIN FREE the apartment is situated in the Meads, yards from the Hydro Hotel and within easy walking distance of the seafront providing well proportioned accommodation the apartment comprises of 2 double bedrooms, one with fitted en-suite shower room/WC, a further refitted shower room/WC, newly refitted kitchen and double aspect lounge. The private terrace is laid to patio and is situated to the front whilst underground the apartment has 2 allocated parking spaces. With the remainders of a 999 year lease term, an internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented 2 Bedroom Ground Floor Apartment
- Double Aspect Lounge
- Private 37’5 x 10'5 Patio Terrace
- Newly Refitted Kitchen
- 2 Double Bedrooms, One With Fitted En-Suite Shower Room/WC
- Further Modern Shower Room/WC
- 2 Allocated Underground Parking Spaces
- Sought After Meads Location
- Remainder Of 999 Year Lease Term
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Video entryphone handset.

Double Aspect Lounge
15'10 x 14'6 (4.83m x 4.42m)
Radiator. Corniced ceiling. Feature fireplace with inset electric fire. Serving hatch. Double glazed window to side aspect. Patio doors to -

Private Terrace
37'5 x 10'5 (11.40m x 3.18m)
Wonderful private terrace to the front that is laid to patio.

Fitted Kitchen
10'10 x 6'11 (3.30m x 2.11m)
Range of refitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with stainless steel extractor cooker hood. Eye level electric oven. Space for fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Cupboard housing gas boiler. Coved ceiling. Wood effect flooring. Frosted double glazed window.

Bedroom 1
10'11 x 10'6 (3.33m x 3.20m)
Radiator. Coved ceiling. Built-in wardrobes with mirrored sliding doors. Patio doors to private terrace. Door to -

En-Suite Shower Room/WC
Refitted white suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Inset spotlights. Chrome heated towel rail. Extractor fan. Tiled floor and walls.

Bedroom 2
12'2 x 11'1 (3.71m x 3.38m)
Radiator. Coved ceiling. Built-in wardrobes with mirrored sliding doors. Telephone point. 2 Double glazed windows.

Modern Shower Room/WC
Modern white suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Inset spotlights. Chrome heated towel rail. Extractor fan. Inset spotlights. Extractor fan.

Parking
There are 2 allocated underground parking spaces.

Other Details
Private storage cupboard.

Council Tax Band = D

EPC = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £2300 per annum
Lease: 999 years from 1988. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor’s report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.