



Penthouse, 13 Lea House, 1 Mill Road, Eastbourne, BN21 2LY

Price £450,000 | Share of Freehold

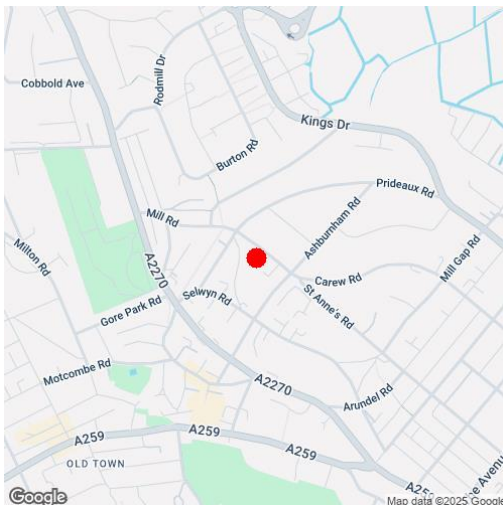
**LS** Leaper  
Stanbrook

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A wonderfully spacious three bedroom apartment comprising the entire top floor of a modern purpose-built development with generous terrace securing glorious southerly views to The South Downs. The apartment is accessed by passenger lift which provides direct access into the spacious reception hall. The living accommodation is particularly generous and includes a splendid 24' x 20' living room with casement doors opening onto the private terrace extending to some 30', together with a 19' x 18' kitchen/breakfast room with integrated oven and hob and space and plumbing for other appliances. The master bedroom measures an impressive 18' x 17' with an en-suite shower room and also provides secondary access to the sun terrace. The other two double bedrooms are served by a bathroom with both a bath and shower cubicle. Other benefits include gas central heating, sealed unit double glazing and a garage. Located in the Upperton area of Eastbourne the town centre and railway station are approximately 1 mile away with local shops including a Waitrose store in the immediate vicinity.







## At a Glance:

- Exceptionally spacious penthouse apartment
- Glorious southerly views to the South Downs from the 30' roof terrace
- 24' x 20' living room
- 19' x 18' kitchen/breakfast room
- Three double bedrooms
- Two bath/shower rooms (one en-suite)
- Garage
- Gas central heating
- Sealed unit double glazing
- Share in Freehold

## Accommodation:

### PASSENGER LIFT

Providing direct access to the apartment

### RECEPTION HALL

### LIVING ROOM

24'0" (7.32m) x 20'0" (6.1m)

### ROOF TERRACE

Approximately 30' in width

### KITCHEN / BREAKFAST ROOM

19'9" (6.02m) x 18'0" (5.49m) Max

### MASTER BEDROOM

18'9" (5.72m) x 17'9" (5.41m) Into Bay

### EN-SUITE SHOWER ROOM

### BEDROOM 2

20'6" (6.25m) Max x 11'3" (3.43m)

### BEDROOM 3

12'9" (3.89m) Max x 12'4" (3.76m)

### BATHROOM / WC

### OUTSIDE:

### GARAGE

and communal residents' parking

### LEASE:

Balance of 999 years (Share of Freehold)

### SERVICE CHARGE:

Approximately £5452 per annum

### GROUND RENT:

Nil

### COUNCIL TAX:

Band 'F'

### EPC:

'C'

### PETS:

Not allowed

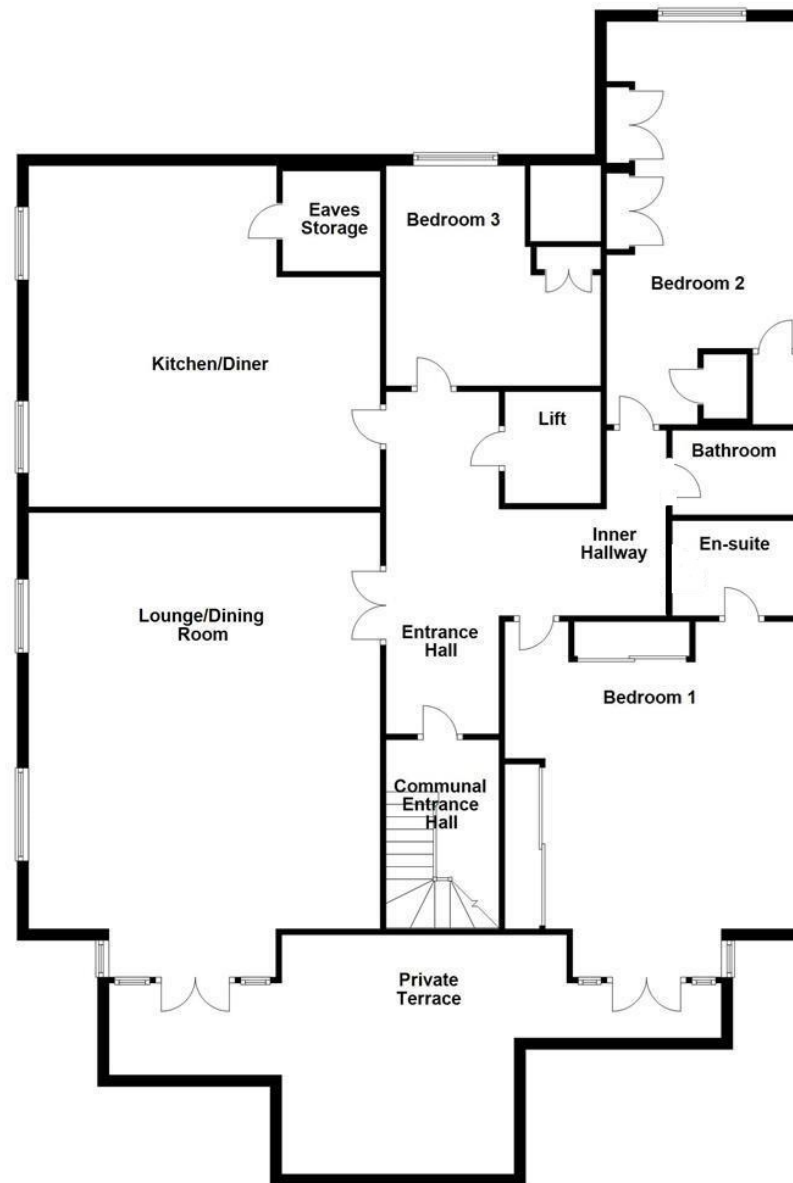
### SUB-LETTING:

Allowed

All details concerning the terms of the lease are subject to verification



# Ground Floor



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, omission or misstatement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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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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