



5 Riplingham, 41 Gaudick Road, Eastbourne, BN20 7LW

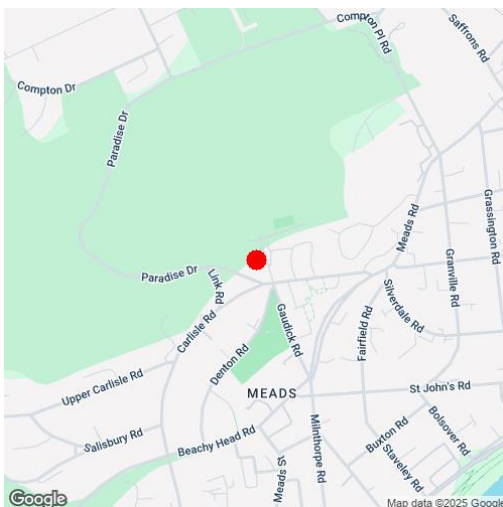
Price £295,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A first floor apartment, served by passenger lift forming part of a detached Victorian residence converted in 2008 to a particularly high standard within 100 yards of The Royal Eastbourne Golf Course. The apartment provides beautifully proportioned accommodation and of particular note is the splendid 13' x 12' kitchen/dining room, with a comprehensive range of matching wall and base units set beneath granite work surfaces, with integrated appliances comprising electric oven, 4 ring gas hob with extractor hood over, microwave, dishwasher, washing machine and fridge/freezer. There are two bath/shower rooms (one en-suite) to the master bedroom, whilst other benefits include sealed unit double glazing, gas central heating and an allocated parking space. Riplingham is set within delightful communal gardens and has a secure gated entrance and exit. Located in the Meads area, the village shopping facilities are within a few hundred yards, whilst the seafront is approximately a half mile distant. Eastbourne town centre, served by buses that pass nearby is approximately 1 mile away.





At a Glance:

- Fine conversion of a detached period house in 2008
- First floor with lift access
- Generous sitting room
- 13' x 12' kitchen/dining room
- Two bedrooms
- Two bath/shower rooms (one en-suite)
- Allocated parking space
- Delightful communal gardens
- Secure gated entrance
- Gas central heating & Sealed unit double glazing

Accommodation:

PASSENGER LIFT & STAIRCASE TO FIRST FLOOR

HALL

LIVING ROOM

18'0" (5.49m) x 14'6" (4.42m)

KITCHEN/BREAKFAST ROOM

13'9" (4.19m) x 12'9" (3.89m)

BEDROOM 1

13'9" (4.19m) x 12'7" (3.84m)

EN-SUITE BATHROOM

BEDROOM 2

8'9" (2.67m) x 8'9" (2.67m)

SHOWER ROOM/WC

OUTSIDE:

DELIGHTFUL COMMUNAL GARDENS

ALLOCATED PARKING SPACE

LEASE:

999 years from 2008

MAINTENANCE:

approx £2,000 per annum

GROUND RENT:

£250 per annum

COUNCIL TAX:

Band 'E'

EPC:

'C'

SUB-LETTING:

Allowed

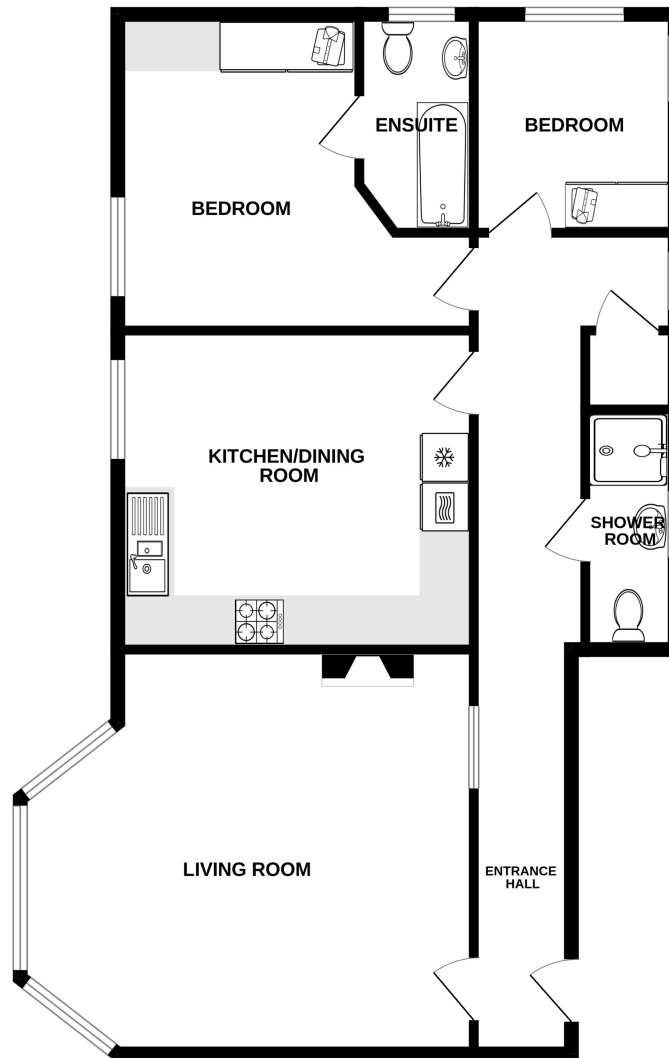
PETS:

Not allowed

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



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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