



**Flat 5 Church View, Spencer Road, Eastbourne, BN21 4FD**

Price £195,950 | Leasehold

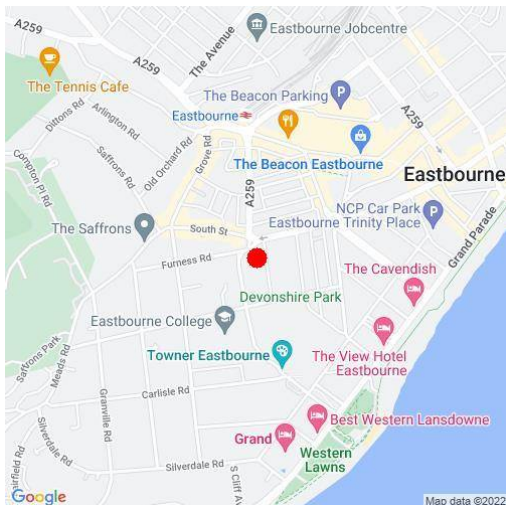
**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A beautifully appointed one bedroom apartment forming part of a recently converted development enviably located in the heart of Eastbourne town centre affording a delightful open aspect overlooking St Saviour's Church. The flat is situated on the second (top) floor and provides well proportioned accommodation presented in a contemporary style. The 23' x 11' open plan living room and kitchen is arranged with well defined areas and a Juliette balcony takes advantage of the views to the church. The kitchen area is fitted with a comprehensive range of wall and base units beneath contoured work surfaces and integrated appliances include a Bosch oven, hob and extractor hood together with a dishwasher and washer/dryer. The double bedroom has a part vaulted ceiling and the bathroom is beautifully fitted with a modern suite with shower attachment over the bath. Other benefits include gas central heating, sealed unit double glazing and a very modest monthly service charge. Shopping facilities including The Beacon Centre and the mainline railway station are within a few hundred yards, as are numerous restaurants and The Devonshire Park Tennis complex.







## At a Glance:

- Beautifully appointed throughout
- Low service charge
- 23' open plan living room/kitchen area with integrated appliances
- Double bedroom
- Views to St Saviour's church
- Modern bathroom
- Gas central heating
- Sealed unit double glazing
- Well maintained communal areas

## Accommodation:

**COMMUNAL FRONT DOOR**  
**STAIRS TO SECOND (TOP) FLOOR**

**OPEN PLAN SITTING/DINING ROOM AND KITCHEN**  
 23'4" (7.11m) x 11'9" (3.58m)

**JULIETTE BALCONY**

**DOUBLE BEDROOM**  
 12'11" (3.94m) x 11'11" (3.63m)

**BATHROOM/WC**

**LEASE**  
 Balance of 999 years

**MAINTENANCE:**  
 £30 per month

**GROUND RENT:**  
 Nil

**COUNCIL TAX:**  
 Band 'A'

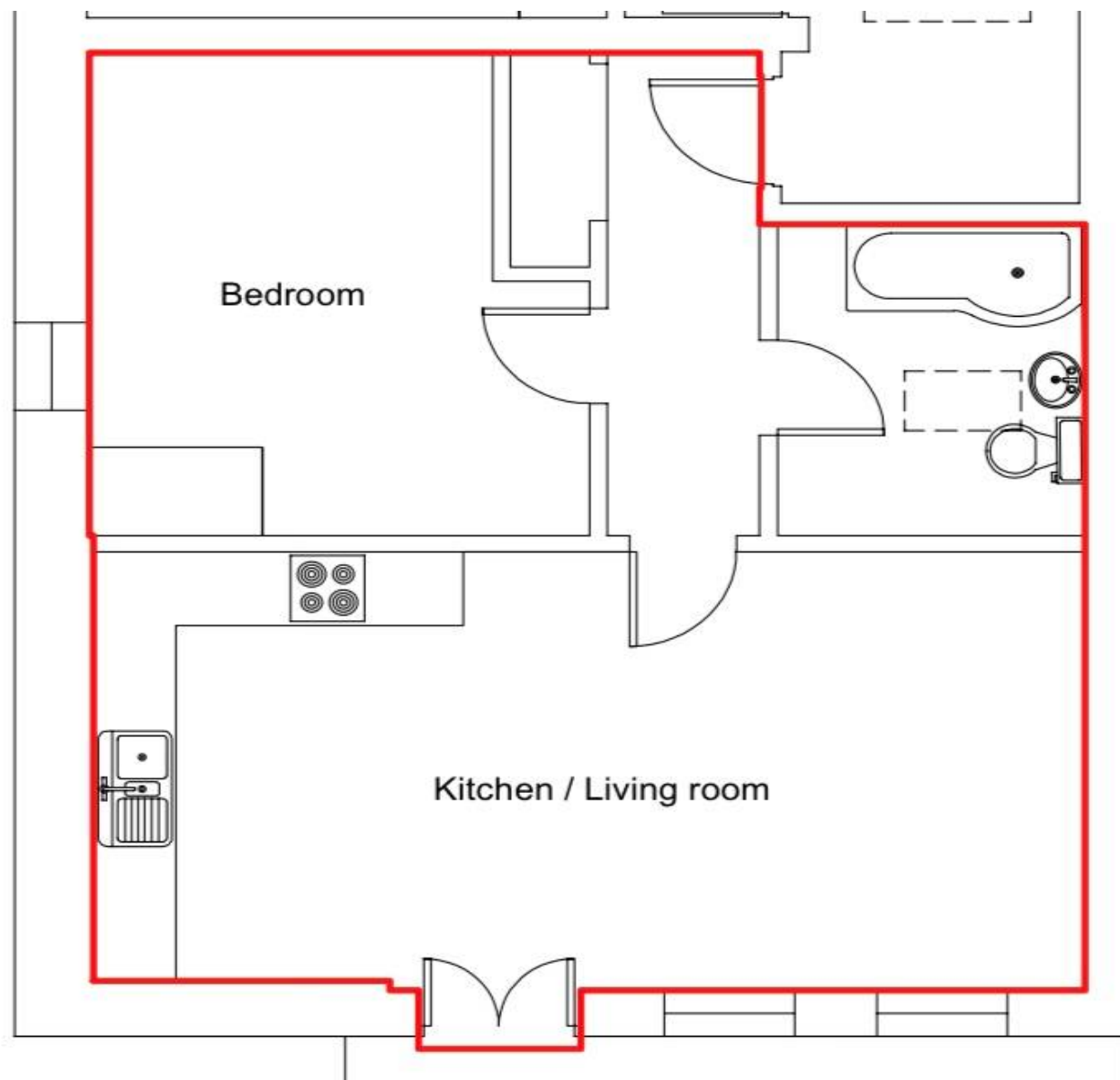
**EPC:**  
 'C'

**PETS:**  
 Allowed with Freeholder consent

**SUB-LETTING:**  
 Allowed

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





Ref: 3

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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