



22 Kepplestone, Staveley Road, Eastbourne, BN20 7JZ

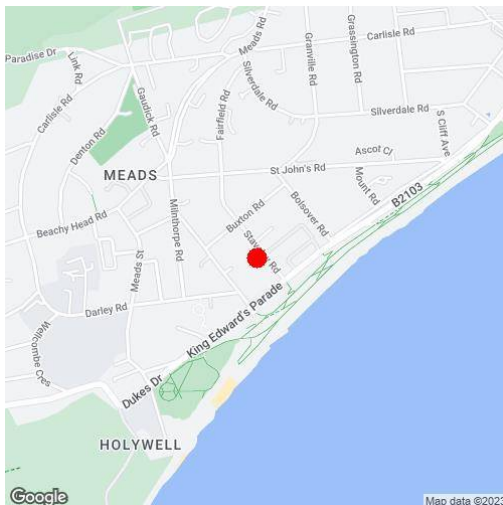
Price £620,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Forming part of the prestigious Kepplestone development adjacent to meads seafront- A wonderfully spacious four bedroom apartment affording roof top views to the South Down and angled views to the sea. The apartment is situated on the second floor of this particularly well maintained mansion block and provides versatile and well proportioned accommodation. There are two independent reception rooms together with a fitted kitchen with integrated double oven and hob and four double bedrooms; the master having a re-fitted en-suite shower room which can also be accessed from bedroom 2.. The other two bedrooms are served by the family bathroom. The apartment is considered to be presented in very clean and tidy condition and other benefits include sealed unit double glazed windows, communal central heating and Portorage services. Set within attractive communal gardens with ample residents parking, the apartment is also being sold with a large garage and is available with no onward chain. Enviably located less than 100 yards of Meads seafront, local shopping facilities are within 500 yards in Meads Street, whilst Eastbourne town centre is approximately 1 mile distant.





At a Glance:

- Prestigious Kepplestone development
- Sea and Downland views
- Four double bedrooms
- Two reception rooms
- Two bath/shower rooms
- Garage
- Sealed unit double glazing
- No onward chain

Accommodation:

COMMUNAL FRONT DOOR

STAIRS & PASSENGER LIFT TO SECOND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

SITTING ROOM

19'0" (5.79m) x 12'4" (3.76m)

DINING ROOM

19'7" (5.97m) x 11'4" (3.45m)

KITCHEN

13'7" (4.14m) Plus Recess x 9'5" (2.87m)

MASTER BEDROOM

18'0" (5.49m) x 14'3" (4.34m)

EN SUITE SHOWER ROOM

With door to

BEDROOM 2

13'9" (4.19m) x 12'0" (3.66m)

BEDROOM 3

13'4" (4.06m) Into Bay x 10'10" (3.3m)

BEDROOM 4

13'4" (4.06m) Into Bay x 10'10" (3.3m)

BATHROOM

OUTSIDE

COMMUNAL GARDENS

PRIVATE GARAGE

19'10" (6.05m) x 9'8" (2.95m)

RESIDENTS & GUEST PARKING

LEASE:

999 years from 25th December 1968 (Share in freehold)

MAINTENANCE:

2023 £6,318 per annum to include central heating, hot water and water rates and a contribution to a reserve fund Garage maintenance £195 per annum

GROUND RENT:

Nil

COUNCIL TAX:

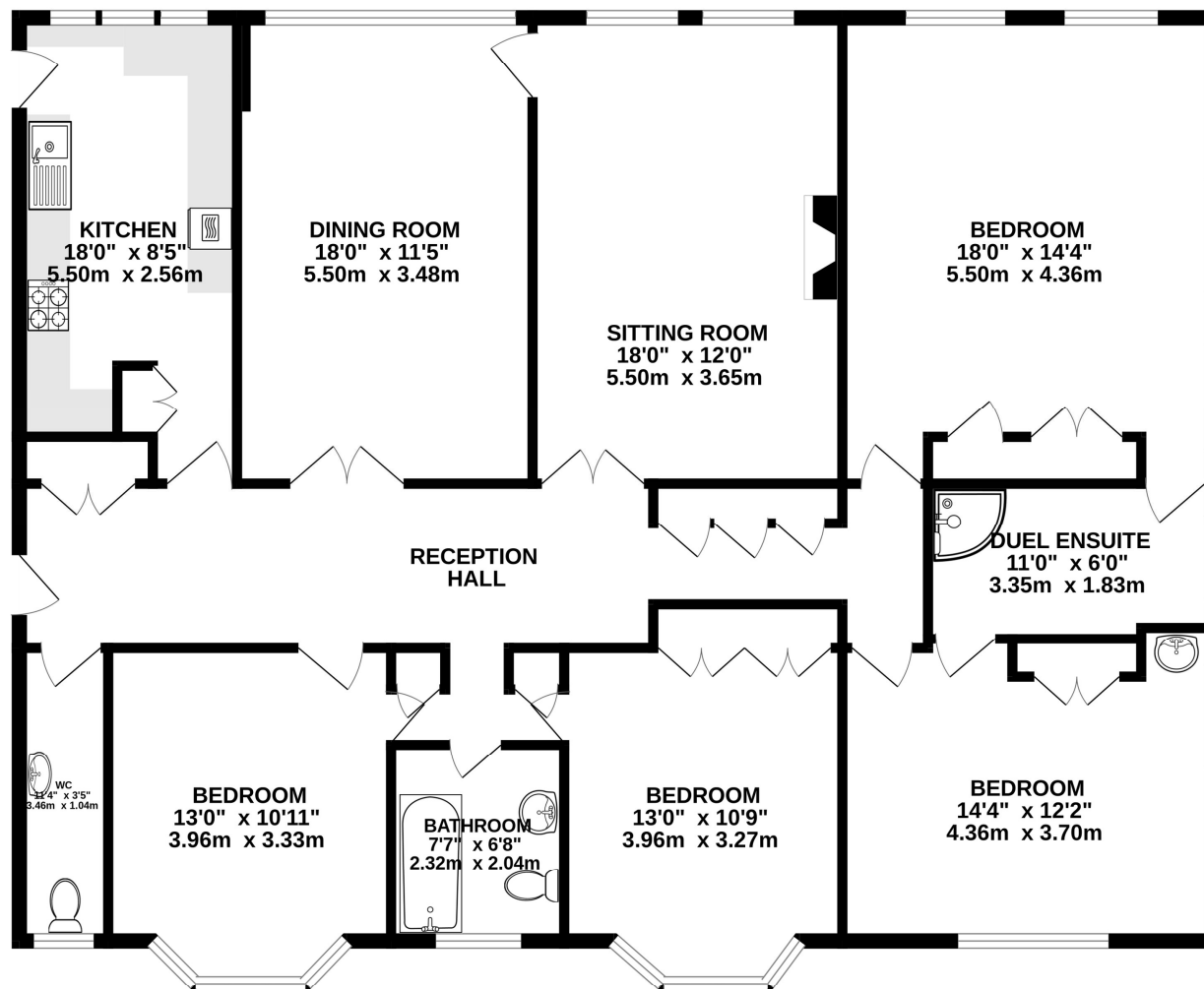
Band 'E'

EPC:

'C'

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





Ref: 1

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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