



1 De Walden Mews, Eastbourne, BN20 7QU

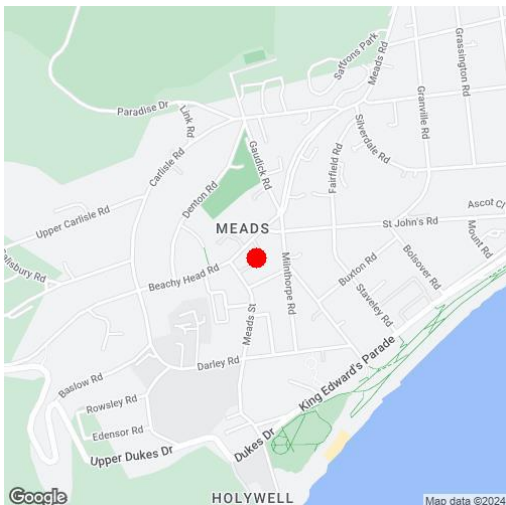
Price £400,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful three bedroom Mews-style end of terrace cottage forming part of an exclusive part gated development created from the sympathetic conversion of old Mews and stable buildings in 2001 in the heart of Meads Village. The well proportioned accommodation arranged over two floors, is bright and airy and includes a generous sitting/dining room, a fitted kitchen with granite work surfaces, a small utility room and ground floor cloakroom/wc. there are three first floor bedrooms, one with an en-suite shower room and the others served by the family bathroom. The garage is adjacent to the kitchen and this could be incorporated into the kitchen, subject to any necessary consents being obtained. An attractive southerly facing cobbled area to the front provides outside space together with parking for up to three vehicles. Other benefits include gas central heating and double glazed windows. The gated entrance to De Walden Mews provides direct access onto meads Street with various shops restaurants and cafe's within a couple of hundred yards whilst the seafront is only a little further.





At a Glance:

- Exclusive Mews-style development in the heart of Meads Village
- Three bedrooms
- Two bathrooms (one en-suite)
- Fitted kitchen with adjacent utility room
- Garage and parking for up to three vehicles
- Gas central heating
- Double glazed windows

Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM

18'1" (5.51m) x 13'1" (3.99m)

KITCHEN

11'5" (3.48m) x 8'6" (2.59m)

UTILITY ROOM

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

13'6" (4.11m) x 13'2" (4.01m)

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

12'2" (3.71m) x 7'9" (2.36m)

BATHROOM

INTEGRAL GARAGE

19'4" (5.89m) x 8'4" (2.54m)

COUNCIL TAX:

Band "E"

EPC:

"C"

LEASE:

Balance of 999 year Lease. (Share in Freehold)

MAINTENANCE:

£948 per annum

GROUND RENT:

Nil

PETS:

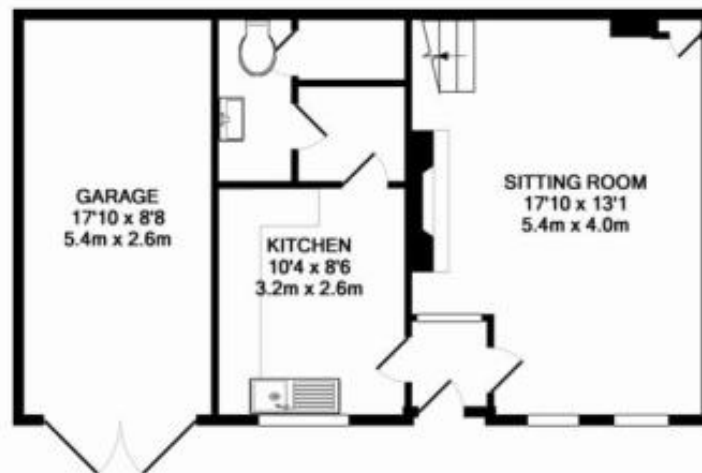
Allowed

SUB-LETTING:

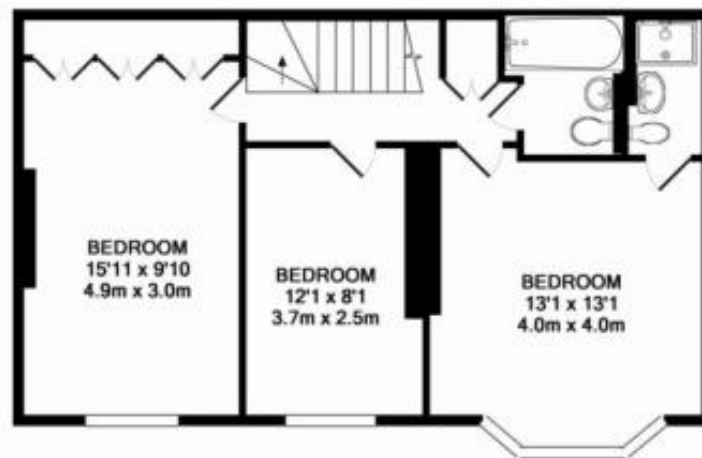
Allowed

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





GROUND FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)
Made with Metropix ©2012

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.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk