



Flat 13, The Yews, 25 St Leonards Road, Eastbourne, BN21 3AQ

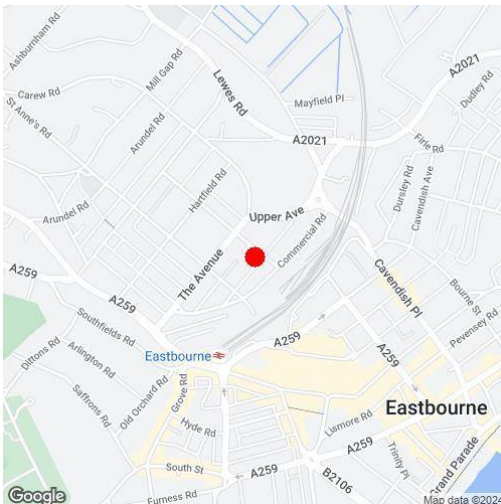
Price £270,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Situated in the heart of Eastbourne Town Centre, a short walk from The Beacon Shopping Centre and the mainline railway station. A two bedroom, third floor apartment presented in excellent decorative condition offering spacious accommodation comprising an entrance hall, sitting/dining room, kitchen/breakfast room having an integral hob, oven, extractor unit, fridge/freezer and washing machine, two double bedrooms (the master having an en suite shower room) and a family bathroom. The property has designated off road parking to the rear and additional benefits include double glazed windows and gas fired central heating. The property is available with no onward chain.





At a Glance:

- Third floor apartment
- Spacious accommodation
- Close to town centre
- Living room/dining room
- Fitted kitchen/breakfast room
- Two bedrooms
- En suite to master bedroom
- Chain free



Accommodation:

COMMUNAL ENTRANCE

LIFT AND STAIRS TO THIRD FLOOR

ENTRANCE HALL

SITTING/DINING ROOM

24'3" (7.39m) Into Bay x 19'8" (5.99m) Max

KITCHEN/BREAKFAST ROOM

16'10" (5.13m) Max x 11'0" (3.35m) With integrated hob, oven, extractor unit, fridge/freezer & washing machine

BEDROOM ONE

18'1" (5.51m) Max x 17'1" (5.21m) Into Eaves

EN SUITE SHOWER ROOM

BEDROOM TWO

14'4" (4.37m) Max x 13'7" (4.14m) Into Eaves

BATHROOM

OUTSIDE:

DESIGNATED PARKING SPACE & BIKE STORE

LEASE:

TBA (Share of Freehold)

MAINTENANCE:

£2,456.40 per annum.

GROUND RENT:

Nil.

PETS:

Not allowed.

SUB-LETTING:

Allowed.

COUNCIL TAX:

Band 'D'

EPC:

B

(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.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk