



22 Tavistock, Devonshire Place, Eastbourne, BN21 4AG

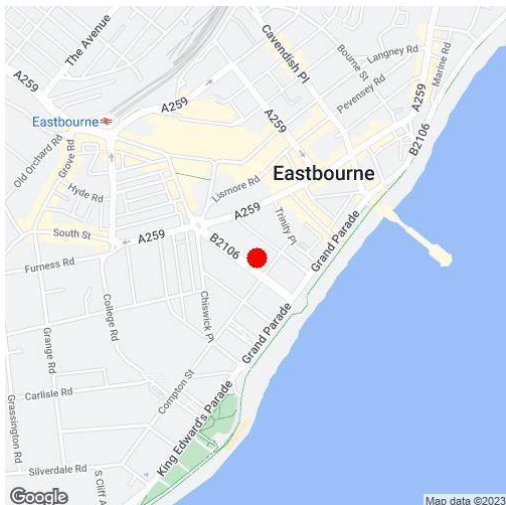
Price £330,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A wonderfully spacious three/four bedroom apartment forming part of the highly desirable Tavistock development enviably located in the heart of Eastbourne Town Centre, within a few hundred yards of the seafront and The Beacon shopping centre. The apartment is situated on the fourth floor and takes advantage of its elevated position affording westerly rooftop views over Eastbourne to The South Downs from the sitting room and 15' balcony. The accommodation comprises a generous sitting room, dining room/fourth bedroom, three further double bedrooms and two bathrooms. Other benefits include a garage and lock up storeroom. The apartment is in need of complete modernisation and redecoration including new windows, kitchen, and both bathrooms. There is a gas central heating system, but we understand that a new boiler will need to be installed. This is considered an excellent opportunity for those seeking a spacious apartment in a highly prized location that can be refurbished to their own style and taste.





At a Glance:

- Excellent refurbishment opportunity
- Three/four bedrooms
- One/two reception rooms
- 15' westerly facing balcony
- Two bathrooms
- Gas central heating (requiring a new boiler)
- Garage
- No onward chain
- Rooftop views over Eastbourne to The South Downs

Accommodation:

STAIRS & PASSENGER LIFT TO FOURTH FLOOR

FRONT DOOR

42' HALL

CLOAKROOM

SITTING ROOM

17'6" (5.33m) x 14'9" (4.5m)

BALCONY

15'6" (4.72m) x 4'0" (1.22m)

DINING ROOM

11'0" (3.35m) x 10'4" (3.15m)

KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 10'0" (3.05m)

BEDROOM 1

16'0" (4.88m) x 14'6" (4.42m)

BEDROOM 2

12'2" (3.71m) x 10'0" (3.05m)

BEDROOM 3

10'6" (3.2m) x 9'8" (2.95m)

BATHROOM 1

BATHROOM 2

OUTSIDE:

GARAGE

STORAGE CUPBOARD

LEASE:

Balance of 999 years (Share of Freehold)

MAINTENANCE:

Approximately £702 per quarter

GROUND RENT:

TBA

COUNCIL TAX:

'Band F'

EPC:

D

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

PETS:

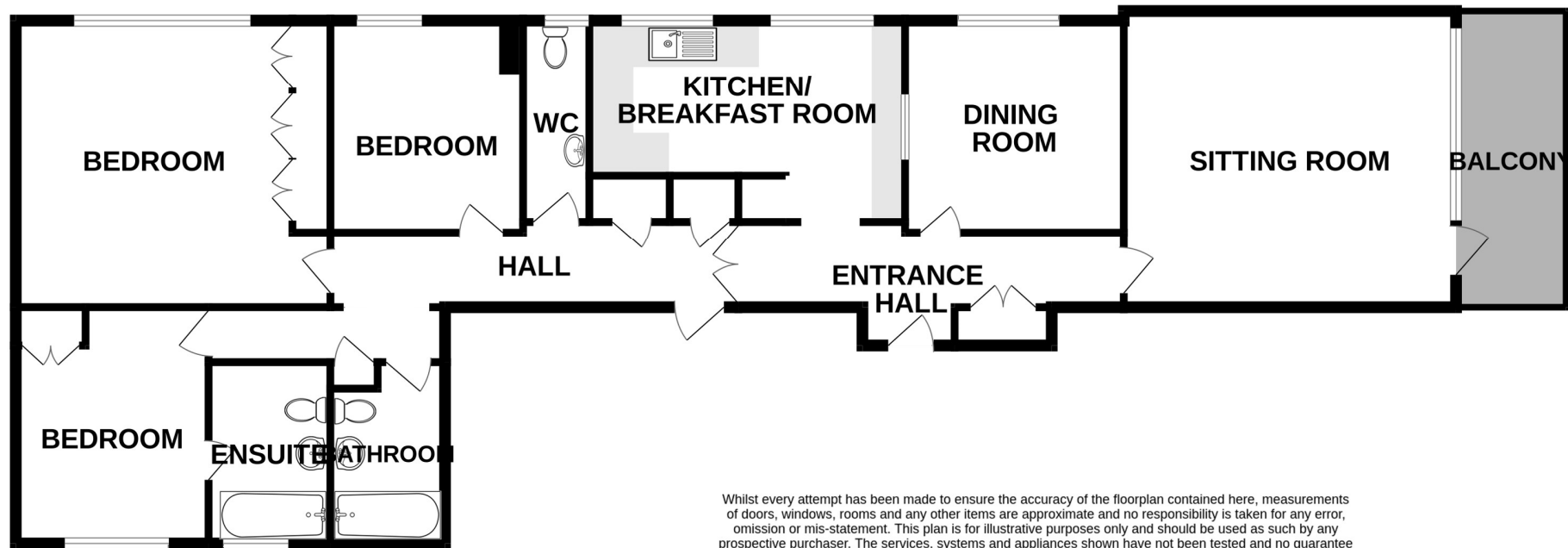
Not allowed.

SUB-LETTING:

Allowed.



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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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