



5 The Mount, Meads Road, Eastbourne, BN20 7PX

Offers in Excess of £330,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Enviably situated in the Meads area of Eastbourne, enjoying far reaching southerly views over the town towards the sea- A well appointed three bedroom apartment with a southerly facing balcony and garage. Arranged on the second floor of this favoured purpose built development, the apartment provides bright and well proportioned accommodation presented to a particularly high standard throughout. The accommodation includes a generous sitting room with patio doors opening onto the balcony taking full advantage of the glorious views. The well appointed kitchen has a comprehensive range of modern wall and base units beneath contoured work surfaces, with integrated appliances that include a double oven, hob, dishwasher and fridge/freezer, with space and plumbing for a washing machine. The three double bedrooms all have fitted wardrobes and are served by a beautifully appointed shower room/wc. Further benefits include independent gas fired central heating and double glazing. The Mount is set within attractive communal gardens with residents' parking in addition to the garage and is conveniently located being within a half mile of Meads village shopping facilities and 1 mile of the town centre, railway station and seafront.





At a Glance:

- Three double bedrooms
- Fine views to The English Channel
- Modern kitchen with integrated appliances
- Re-fitted shower room/wc and cloakroom/wc
- Generous sitting room
- Balcony
- Garage and residents parking area
- Gas central heating
- Sealed unit double glazing
- Share in freehold

Accommodation:

LIFT AND STAIRS TO SECOND FLOOR

FRONT DOOR

HALL

CLOAKROOM/WC

LIVING ROOM

20'0" (6.1m) x 13'6" (4.11m)

BALCONY

KITCHEN

12'0" (3.66m) x 7'0" (2.13m)

BEDROOM 1

14'6" (4.42m) x 13'4" (4.06m)

BEDROOM 2

14'10" (4.52m) x 10'2" (3.1m)

BEDROOM 3

13'2" (4.01m) x 9'0" (2.74m)

SHOWER ROOM/WC

OUTSIDE:

GARAGE NO. 5

RESIDENTS' PARKING AREA

LEASE:

999 years from 2005 (Share of Freehold)

MAINTENANCE:

£2,400 per annum including contribution to a reserve fund

GROUND RENT:

Nil

PETS:

Not allowed.

SUB-LETTING:

Not allowed.

COUNCIL TAX:

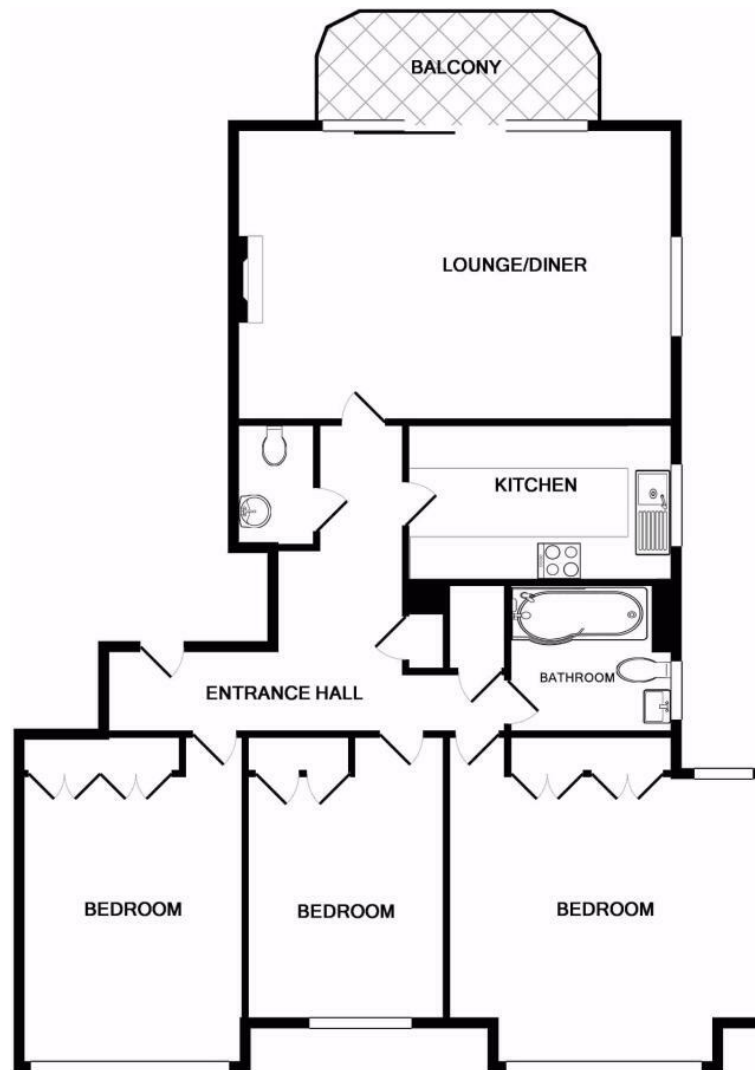
Band 'E'

EPC:

'B'

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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.

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