



Penthouse, 11 Merlynn, Devonshire Place, Eastbourne, BN21 4AQ

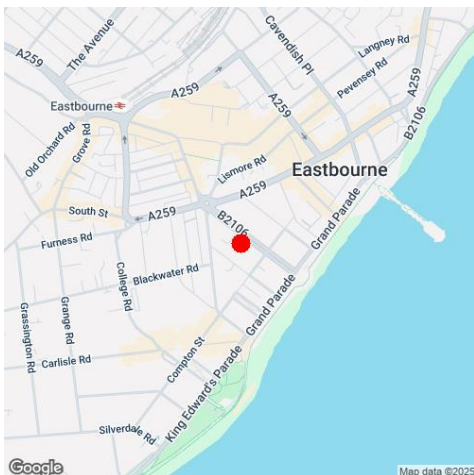
Offers in Excess of £450,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A wonderfully spacious three bedroom penthouse apartment with large balcony and terrace affording glorious views to The South Downs and sea from this prime residential location between the town centre and seafront. The accommodation includes a magnificent 25' x 19' living room with patio doors opening onto the balcony taking full advantage of the wonderful views. The living room provides access to a dining room/study, whilst there is a fitted kitchen and utility room. The principal bedroom has an en-suite bathroom, whilst the other two bedrooms are served by a second bathroom that also has independent access to the second bedroom. The apartment has the benefit of a garage and Merlynn is set within attractive communal gardens. Located in the Devonshire Quarter, the seafront, theatres and restaurants are within 200 yards, whilst the Beacon shopping centre and railway station are just a little further. Although requiring modernisation throughout, this is considered a wonderful opportunity to create a magnificent exclusive home appointed and decorated in a style of one's choosing.





At a Glance:

- Spacious penthouse apartment
- Balcony and large private terrace
- Views to the South Downs and sea
- Superb 25' x 19' living room
- Three bedrooms
- Two bathrooms
- Garage
- Gas central heating & Sealed unit double glazing
- No onward chain



Accommodation:

STAIRS AND PASSENGER LIFT TO 4TH FLOOR
a short flight of stairs lead to fifth floor landing

ENTRANCE HALL

LIVING ROOM
25'0" (7.62m) x 19'10" (6.05m)

STUDY/DINING ROOM
12'8" (3.86m) x 8'0" (2.44m)

KITCHEN
13'0" (3.96m) x 9'0" (2.74m)

UTILITY ROOM

MASTER BEDROOM
19'0" (5.79m) x 10'10" (3.3m)

EN-SUITE BATHROOM

BEDROOM 2
13'3" (4.04m) x 10'0" (3.05m)

BEDROOM 3
10'1" (3.07m) x 6'5" (1.96m)

BATHROOM

OUTSIDE:

GARAGE
18'3" (5.56m) x 8'0" (2.44m)

LEASE:
to be confirmed

MAINTENANCE:
to be confirmed

GROUND RENT:
to be confirmed

SUB-LETTING:
to be confirmed

PETS:
not allowed

COUNCIL TAX:
Band 'E'

EPC:
Band 'E'

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

PENTHOUSE
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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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5 Gildredge Road, Eastbourne BN21 4RB
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28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email



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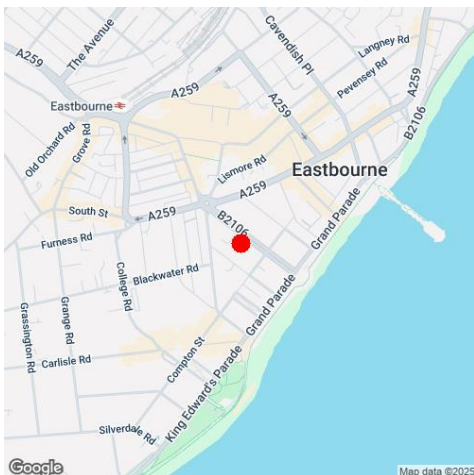
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