



**5 Milchester House, Staveley Road, Eastbourne, BN20 7JX**

Price £265,000 | Share of Freehold

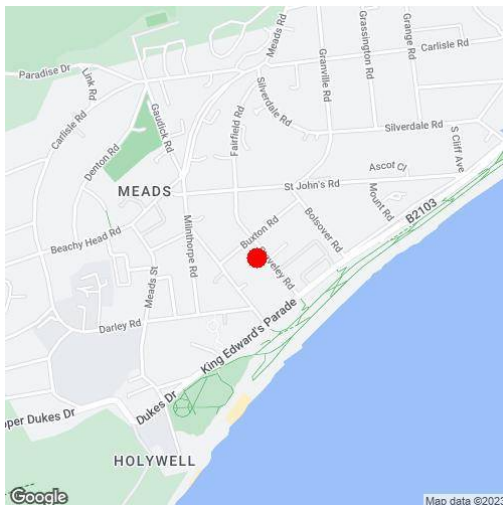
**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



Enviably located in the heart of Meads- A well proportioned 2 bedroom apartment with large balcony enjoying an open aspect to the South Downs. The flat is on the raised hall floor (first floor from the rear) of this small exclusive block, within a couple of hundred yards of the seafront and less than a quarter mile of the Meads Street shopping facilities. The accommodation comprises a a generous living room which provides access to the 14'6 westerly facing balcony affording views over the communal gardens to The South Downs, a fitted kitchen, two bedrooms and re-fitted bathroom with independent shower unit over the bath. There is also a utility room which was formerly a second w.c and could be reinstated if required. Other benefits include communal central heating and sealed unit double glazing.







### At a Glance:

- Within 200 yards of Meads seafront
- 14' westerly facing balcony
- Generous sitting room
- Two bedrooms
- Modern bathroom/wc
- Sealed unit double glazing
- Communal central heating & hot water
- Share in freehold
- Communal gardens

### Accommodation:

#### HALL FLOOR

#### ENTRANCE HALL

#### SITTING/DINING ROOM

24'4" (7.42m) x 13'0" (3.96m)

#### BALCONY

#### KITCHEN

12'6" (3.81m) x 6'4" (1.93m)

#### BEDROOM 1

17'10" (5.44m) x 13'0" (3.96m)

#### BEDROOM 2

12'6" (3.81m) x 7'3" (2.21m)

#### BATHROOM/WC

#### UTILITY ROOM

#### OUTSIDE:

#### COMMUNAL GARDENS

#### LEASE:

Balance of 999 years from 24/6/1996.  
Share in Freehold

#### MAINTENANCE:

£1,025 per quarter to include hot water and central heating. & contribution to the reserve fund

#### GROUND RENT:

Nil

#### COUNCIL TAX:

Band "D"

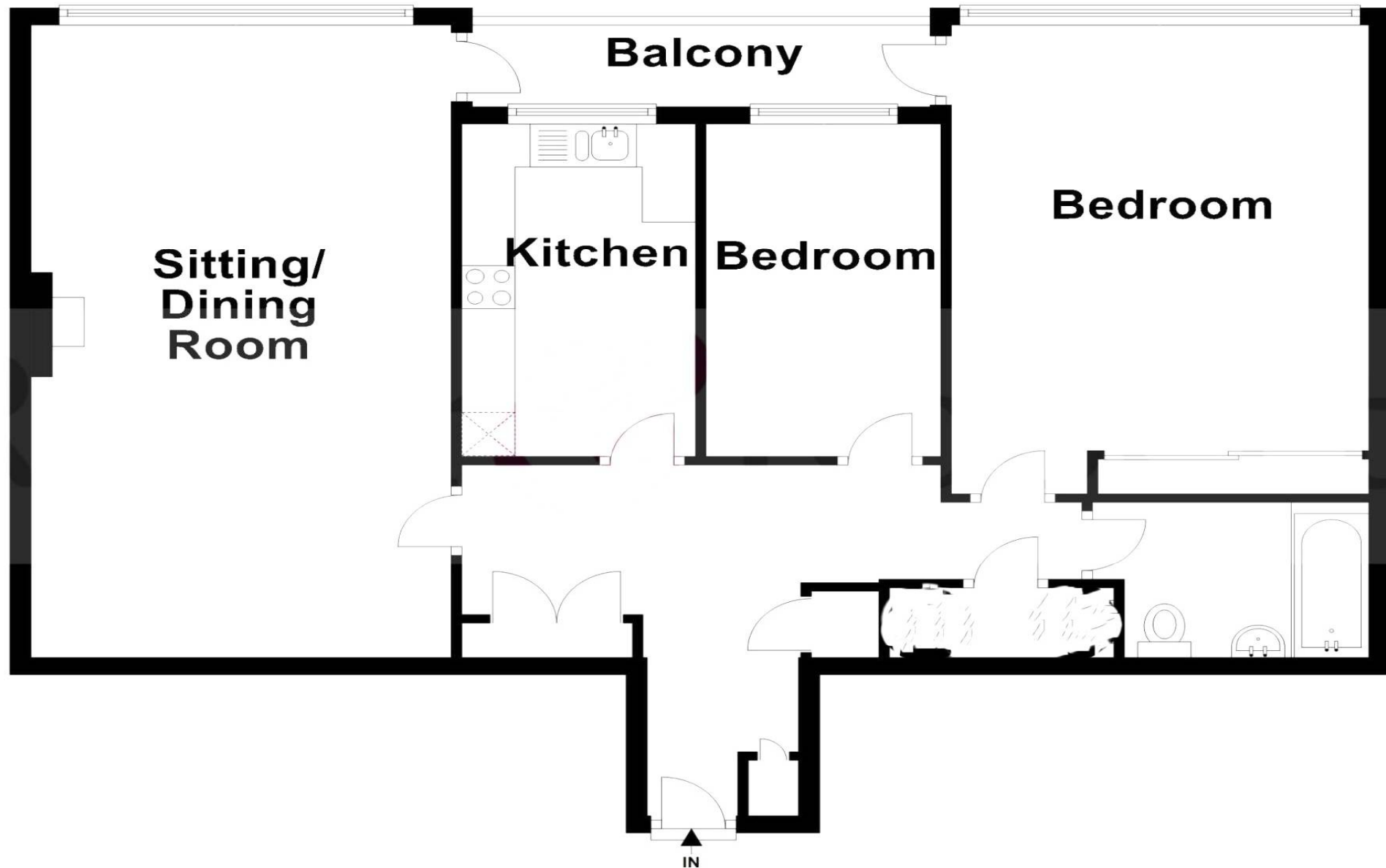
#### EPC:

Band "C"

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



Approx. 89.7 sq. metres (965.5 sq. feet)



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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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