



Flat 1, Abbotsrood, 1 Milnthorpe Road, Eastbourne, BN20 7NR

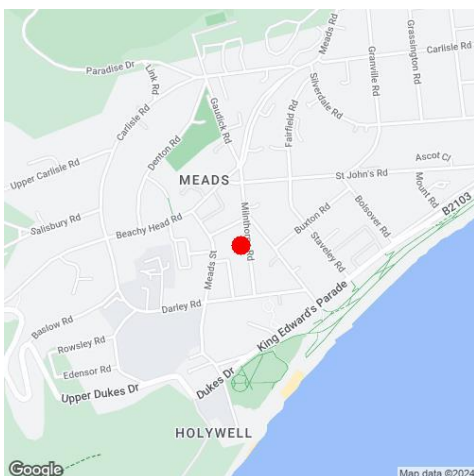
Price £430,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A charming ground floor flat enjoying a delightful garden setting with its own private entrance, gardens and garage, enviably located in the heart of Meads. The flat is approached via its own private entrance on Milnthorpe Road with a gate opening onto a private area of garden and a path provides access to the conservatory-style entrance to the flat. The accommodation includes a generous 21' x 15' living room and a 22' kitchen/breakfast room with a range of modern wall and base units together with a walk-in larder and integrated oven and hob. An inner hall leads to the two double bedrooms both having doors providing access to the private side garden and are served by a modern wet room. The gardens are an important feature with two distinct areas; the front garden leading to the flat and the formal side garden which enjoys considerable privacy and is principally laid to lawn with a patio and screened well from the road by trees and tall shrubs. Other benefits include gas central heating together with a garage with hardstanding in front. The Meads village shopping facilities are within a few hundred yards with the seafront just a little further.





At a Glance:

- Charming ground floor flat with its own private entrance
- Private gardens to the front and side
- Garage and hardstanding
- Generous living room
- 22' kitchen/breakfast room
- Two double bedrooms
- Gas central heating
- Re-fitted wetroom
- No onward chain
- Share in freehold

Accommodation:

PRIVATE FRONT DOOR TO CONSERVATORY

12'0" (3.66m) x 9'9" (2.97m)

LIVING ROOM

21'9" (6.63m) x 15'6" (4.72m) Max

KITCHEN / BREAKFAST ROOM

12'6" (3.81m) x 22'0" (6.71m) narrowing to 15'

INNER HALL

BEDROOM 1

17'9" (5.41m) x 15'6" (4.72m) narrowing to 10' 10"

BEDROOM 2

15'9" (4.8m) x 11'0" (3.35m) Max

WET ROOM / WC

OUTSIDE:

GARDENS TO FRONT AND SIDE

GARAGE AND HARDSTANDING

SHARE OF FREEHOLD

25% of total outgoings payable as & when

GROUND RENT:

nil

PETS:

Allowed

SUB-LETTING:

Not allowed

COUNCIL TAX:

Band 'C'

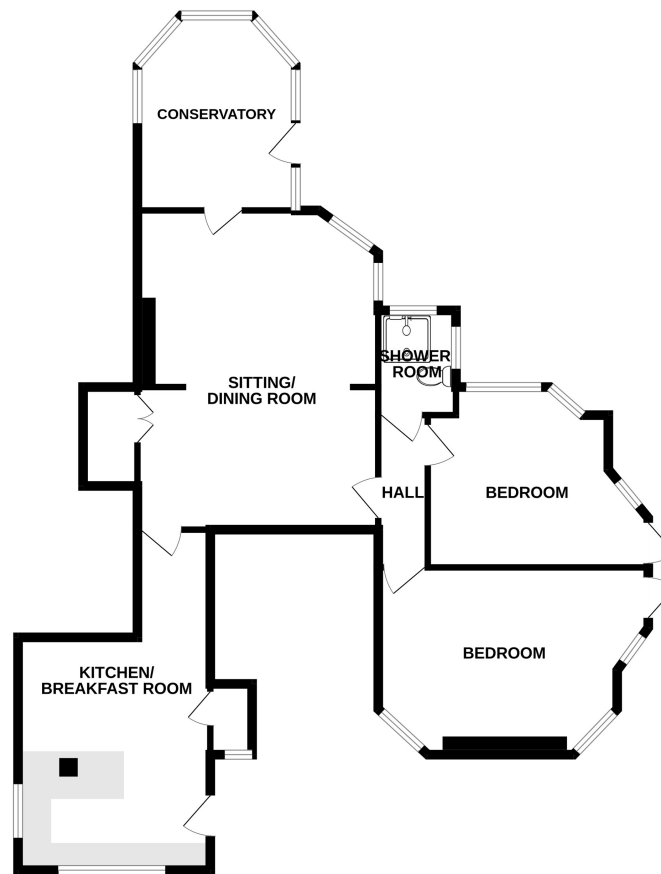
EPC:

Band "D"

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



GROUND 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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