



8 Tollgate Gardens, Seaside, Eastbourne, BN23 6NR

Price £200,000 | Leasehold

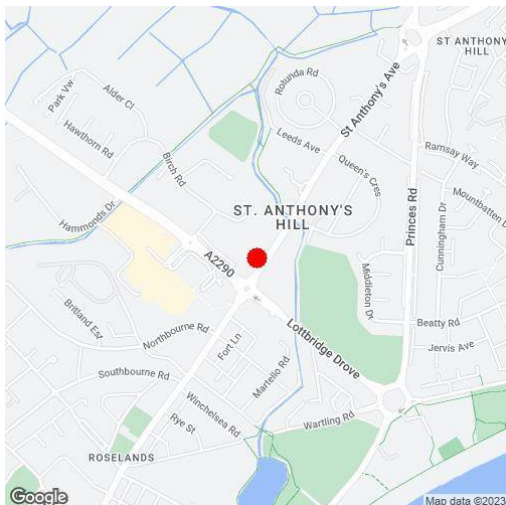
**LS** Leaper  
Stanbrook

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A well presented first floor maisonette with 50' private lawned garden within a half mile of the seafront in the St Anthony's area of Eastbourne. 8 Tollgate Gardens is approached via steps at the ground floor level that rise to its own private entrance on the first floor. The spacious living accommodation includes a beautifully light 17' x 12' living room, a fitted kitchen with a range of modern wall and base units together with an integrated oven, hob, fridge/freezer and washing machine. The two generous double bedrooms are served by a re-fitted bathroom with white suite. The private rear garden, is an important and rare addition, extending to approximately 50' and is laid principally to lawn. Other benefits include gas central heating, sealed unit double glazing together with a very long lease. The area is well served, with numerous shopping facilities, whilst Eastbourne town centre is approximately 2 miles distant.







## At a Glance:

- Private 50' lawned rear garden
- Two double bedrooms
- Modern kitchen with integrated appliances
- Gas central heating
- Sealed unit double glazing
- Balance of 999 year lease
- Modest outgoings

### Accommodation:

#### STEPS LEADING TO FIRST FLOOR

#### FRONT DOOR

#### PORCH

#### HALL

#### KITCHEN

9'6" (2.9m) x 8'10" (2.69m)

#### LIVING ROOM

17'0" (5.18m) x 12'8" (3.86m)

#### BEDROOM 1

12'3" (3.73m) x 10'8" (3.25m)

#### BEDROOM 2

12'9" (3.89m) x 10'0" (3.05m)

#### BATHROOM / WC

#### OUTSIDE:

#### GARDEN

#### LEASE:

999 years from 25 December 1958

#### MAINTENANCE:

50% of outgoings

#### GROUND RENT:

£10 per annum

#### PETS:

Yes

#### SUB-LETTING:

Yes

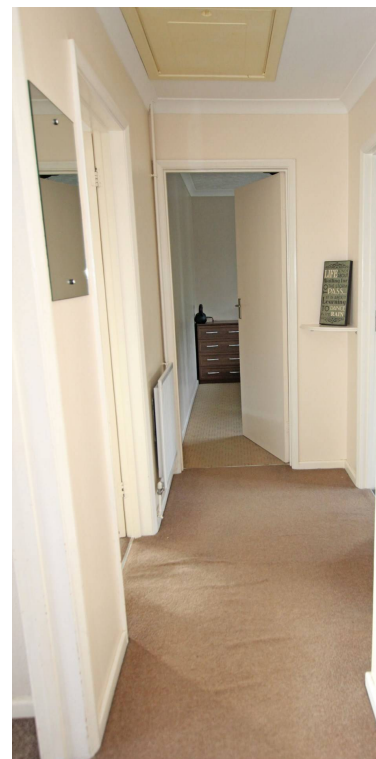
#### COUNCIL TAX:

Band 'B'

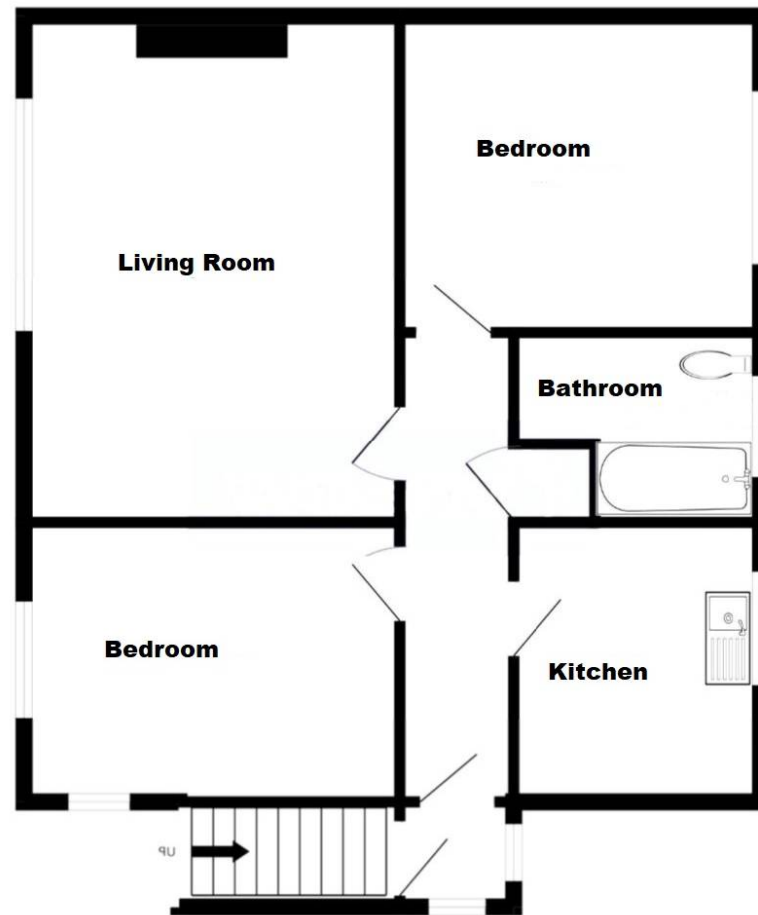
#### EPC:

'C'

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



## First Floor



Ref: 1

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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