



13 Downs Court, Meads Street, Eastbourne, BN20 7FD

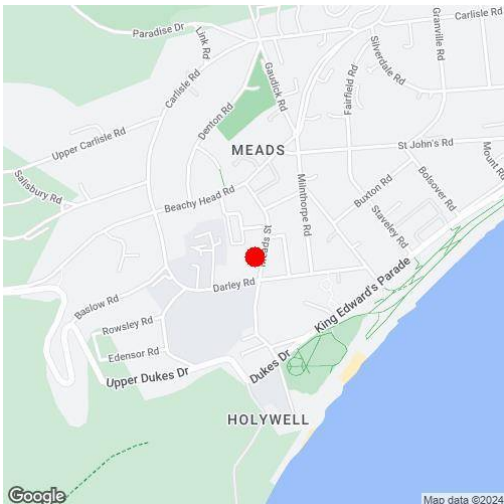
Price £270,000 | Leasehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly spacious two bedroom second floor apartment with balcony enviably located in the heart of Meads village, with local shopping facilities and other amenities a matter of yards away and the seafront within a quarter of a mile. Downs Court is situated above a Tesco store and was reconfigured some 17 years ago to create a high quality development of apartments served by passenger lift. The apartment is situated on the second floor and provides particularly generous living accommodation that includes a 28'8 x 12'5 living room/dining room and a large kitchen/breakfast room with double doors opening onto a balcony. The kitchen is fitted with a range of wall and base units beneath granite work surfaces with a centre island housing an oven and hob with extractor hood over. Other integrated appliances in the kitchen include a fridge/freezer and dishwasher and there is plumbing for a washing machine and tumble dryer in the hall cupboard. The master bedroom has an en-suite shower room whilst the second bedroom is served by a full bathroom. Other benefits include electric panel heaters and an allocated parking space. The property is available with no onward chain.





At a Glance:

- Second floor apartment
- Convenient location in the heart of Meads Village
- Two bedrooms
- Two bathrooms (one en-suite)
- 28' Living room/dining room
- Fitted kitchen
- Balcony
- Allocated parking space
- Chain free

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL HALL WITH STAIRS OR LIFT TO 2ND FLOOR

ENTRANCE HALL

COAT/UTILITY CUPBOARD

LIVING ROOM/DINING ROOM

28'8" (8.74m) Max x 12'5" (3.78m)

KITCHEN/BREAKFAST ROOM

11'5" (3.48m) x 10'0" (3.05m)

DOORS TO BALCONY

BEDROOM ONE

18'0" (5.49m) Into Recess x 11'7" (3.53m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13'10" (4.22m) x 9'3" (2.82m)

FAMILY BATHROOM

OUTSIDE:

ALLOCATED PARKING SPACE

COUNCIL TAX:

Band 'D'

EPC:

'C'

LEASE:

NEW 125 YEAR LEASE

GROUND RENT:

TBC

SERVICE CHARGE:

£2,345.58 per annum.

PETS:

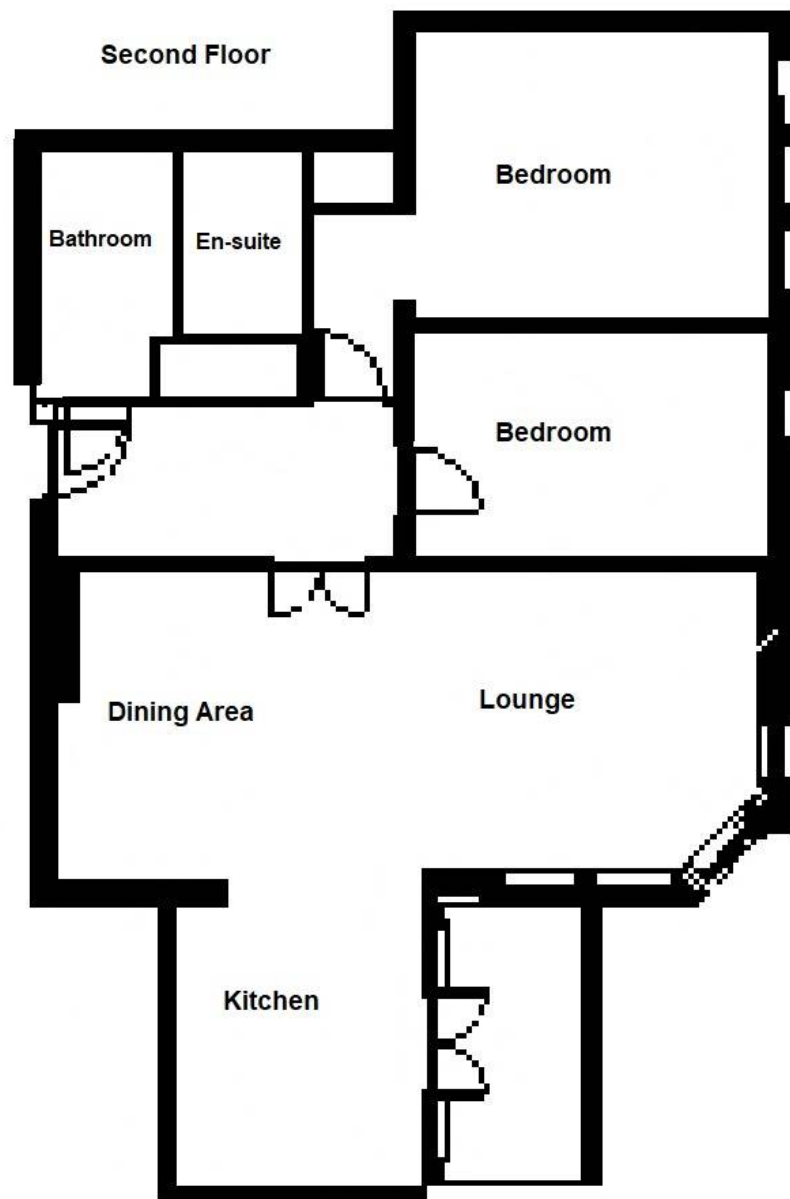
Allowed with permission

SUB-LETTING:

Allowed

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





Ref: 3

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.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email