



Flat 7 Highmead Manor, Buxton Road, Eastbourne, BN20 7LF

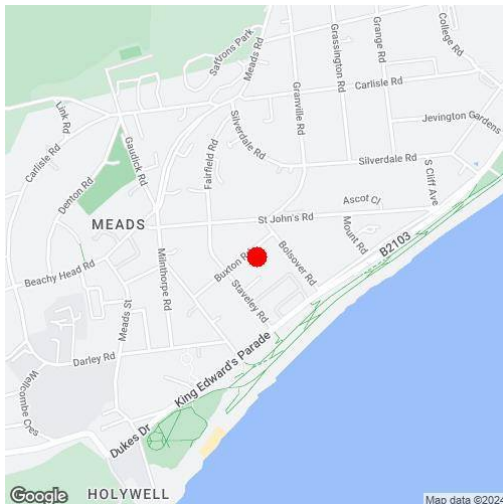
Offers in Excess of £275,000 | Share of Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

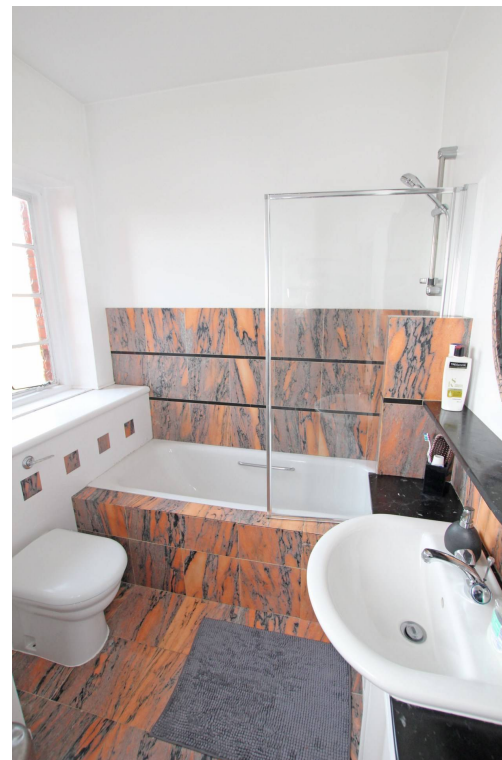
A well presented first floor apartment forming part of a handsome detached house of impressive character. The well proportioned accommodation includes a splendid 23' x 20' living room, a fitted kitchen/breakfast room with integrated oven, hob and fridge/freezer and two double bedrooms both with fitted wardrobe cupboards and one with an en-suite bathroom and separate wc. The apartment also benefits from newly installed electric thermal radiators and the service charge includes a contribution towards the communal heating and constant hot water. Highmead manor is set within delightful lawned communal gardens and the apartment is being sold with a share in the freehold together with a garage. Located in the favoured Meads area, the seafront is within two hundred yards with the Meads Street shopping facilities only a little further. CHAIN FREE





At a Glance:

- Converted first floor flat
- Spacious living room
- Fitted kitchen
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Communal gardens
- Garage
- Chain free



Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS TO FRONT DOOR

HALL

opening to

LIVING ROOM

23'0" (7.01m) x 20'4" (6.2m)

KITCHEN/BREAKFAST ROOM

15'6" (4.72m) x 7'10" (2.39m)

BEDROOM ONE

13'7" (4.14m) x 13'0" (3.96m)

EN-SUITE BATHROOM

SEPARATE WC

BEDROOM TWO

12'0" (3.66m) x 10'6" (3.2m)

FAMILY BATHROOM

DELIGHTFUL COMMUNAL GARDENS

GARAGE

LEASE:

999 years from 1972 (Share in freehold)

MAINTENANCE:

£6,000 per annum including water & heating

GROUND RENT:

Nil

COUNCIL TAX:

Band 'C'

EPC:

'D'

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

Floorplan Awaited

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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