



1 Endcliffe Court, 18 Chesterfield Road, Eastbourne, BN20 7NX

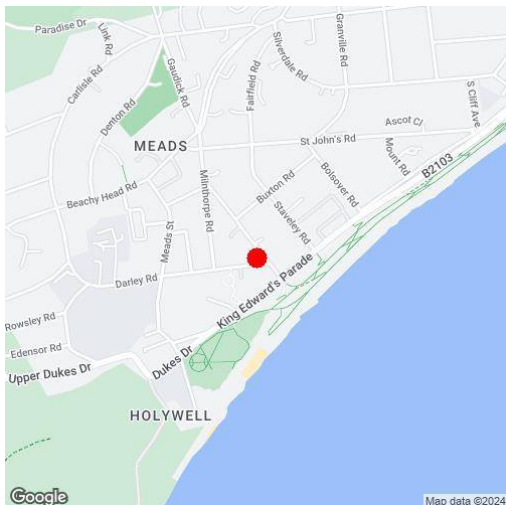
Price £249,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented one bedroom ground floor flat located just a stone's throw from the seafront in the ever popular Lower Meads area of Eastbourne and within walking distance to Meads village high street. This delightful property is full of natural light and has been recently renovated and redecorated in recent years and now boasts accommodation comprising entrance hall with built in storage cupboards, a double aspect living room/dining room, kitchen with a comprehensive range of wall and base units with modern counter tops and a range of built in appliances including fridge freezer, oven, hob, washing machine and dishwasher. The property has a modern shower room/wc and a good size double bedroom with built in wardrobes. There is a residents' car park as well as communal gardens.





At a Glance:

- Spacious one bedroom flat
- Close to the seafront
- Walking distance to Meads village
- Bright sitting room/dining room
- Modern fully fitted kitchen
- Stylish shower room/wc
- Communal gardens
- Residents car park
- Beautifully presented throughout
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE - DOOR TO:

PRIVATE ENTRANCE HALL

LIVING / DINING ROOM
16'7" (5.05m) x 14'3" (4.34m)

KITCHEN
13'5" (4.09m) x 6'2" (1.88m)

BEDROOM
11'8" (3.56m) x 9'7" (2.92m)

SHOWER ROOM

OUTSIDE:

COMMUNAL GARDENS

RESIDENTS' CAR PARK

LEASE:

Remainder of a 999 year Lease (Share of Freehold)

MAINTENANCE:

£460 per quarter

GROUND RENT:

Nil

PETS:

TBC

SUB-LETTING:

TBC

COUNCIL TAX:

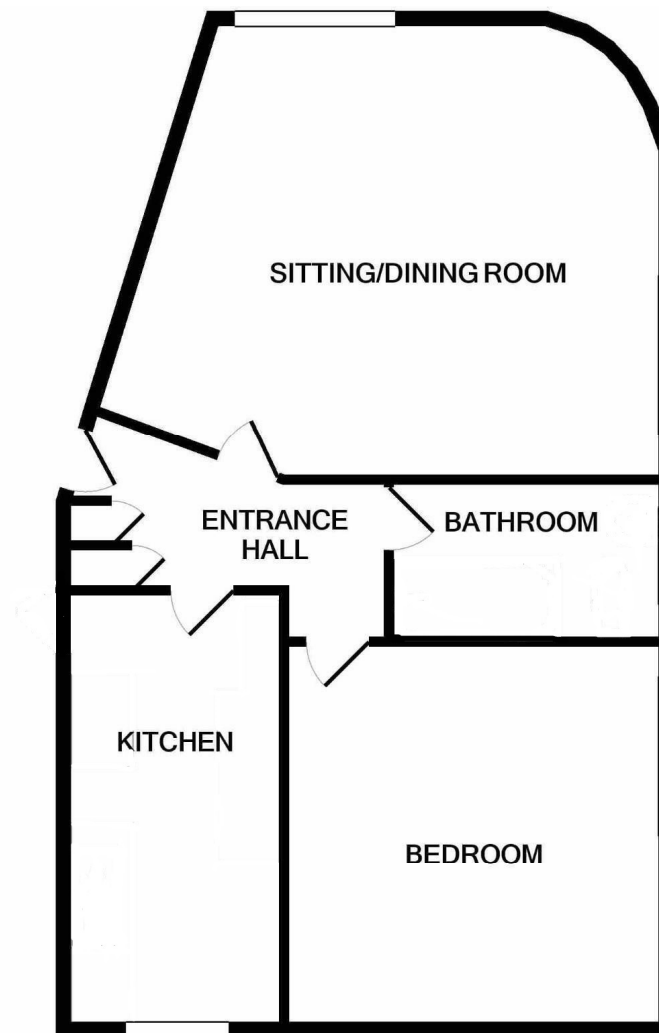
Band 'B'

EPC:

'D'

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





TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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**

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