



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

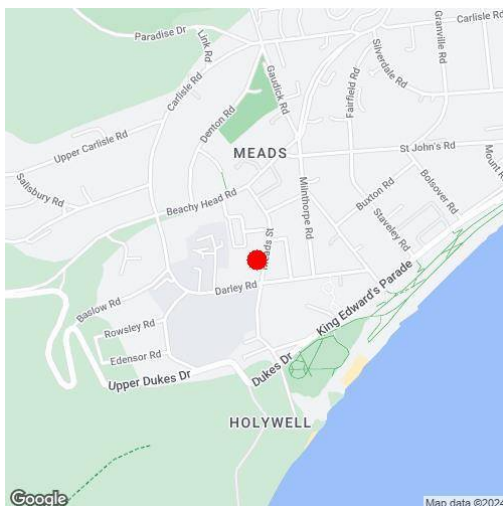
Price £260,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two bedroom second floor flat located in this high quality development converted approximately 17 years ago in the heart of Meads village boasting balcony and private parking space. Downs Court is located above a Tesco Express and has a further variety of shops, pubs, cafes and restaurants on its doorstep. The picturesque seafront is just a short walk away and Eastbourne town centre and train station are a short drive. The property enjoys accommodation comprising communal entrance hall, private entrance hall with built in cupboard housing a hot water tank with space and plumbing for washing machine and tumble dryer, spacious triple aspect sitting/dining room with door leading to private balcony, modern kitchen with range of work surfaces with drawers and cupboards under and matching wall units above, four ring electric hob, integral fridge freezer, integral dishwasher, tiled floor and inset spotlights. The bathroom has a panelled bath, shower attachment and glass screen, wash hand basin, low level wc, extractor fan, inset spotlights, heated towel rail, mirror fronted wall mounted storage cupboard, partly tiled walls and tiled floor. Both bedrooms are doubles with the principal bedroom boasting french doors leading to the balcony and an en-suite shower room with walk in shower cubicle, wash hand basin, low level wc, extractor fan, inset spotlights, heated towel rail, mirror fronted wall mounted storage cupboard, partly tiled walls and tiled floor. There is a residents' car park where there is an allocated parking space.





At a Glance:

- Spacious two double bedroom 2nd floor flat
- Heart of Meads high street
- Spacious triple aspect sitting/dining room
- Modern kitchen
- Well presented throughout
- Bathroom
- En-suite shower room
- Private balcony
- Allocated parking space
- Electric heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO 2ND FLOOR

PRIVATE ENTRANCE HALL

BUILT IN CUPBOARD

with hot water tank & space for washing machine

SITTING / DINING ROOM

28'8" (8.74m) x 13'0" (3.96m) narrowing to 8'11"

DOOR LEADING TO BALCONY

KITCHEN

8'4" (2.54m) x 7'11" (2.41m)

BEDROOM 1

12'5" (3.78m) x 10'7" (3.23m) french doors to balcony

EN SUITE SHOWER ROOM

BEDROOM 2

13'5" (4.09m) x 11'8" (3.56m)

BATHROOM

OUTSIDE:

PRIVATE PARKING SPACE

LEASE:

new 125 year Lease from the month of sale agreed

MAINTENANCE:

£2,396.24 - including buildings insurance & reserve fund contribution

GROUND RENT:

nil - new 125 year Lease

PETS:

allowed

SUB-LETTING:

allowed

COUNCIL TAX:

Band 'D'

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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