



**Leaper Stanbrook**  
01323 737962  
leaperstanbrook.co.uk  
**FOR SALE**

2 Wykeham House, 14 Chesterfield Road, Eastbourne, BN20  
7NU

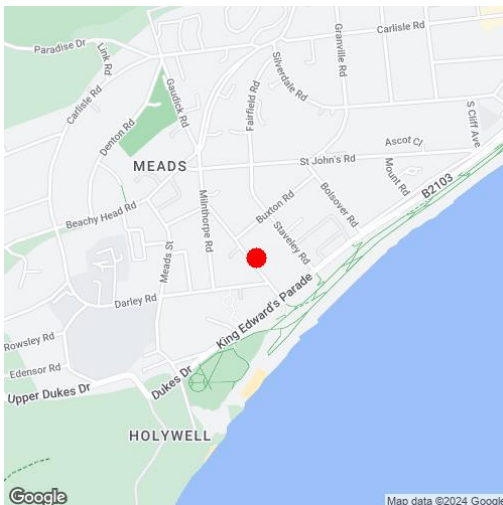
**Leaper Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A beautifully presented two bedroom hall floor flat within an attractive period building just 200 yards from the seafront and a short walk to Meads high street with its variety of shops, cafes and amenities. This delightful property boasts bright and spacious accommodation throughout comprising communal entrance hall, private entrance hall with built in storage, pleasant sitting room, recently fully fitted kitchen with single drainer sink, range of work surfaces with drawers and cupboards under with matching wall units above, integral appliances which include fridge freezer, cooker, electric hob and dishwasher. There is a space for a washing machine a pantry cupboard and partly tiled walls. The two bedrooms are of a good size and the shower room has recently been newly fitted and comprises shower cubicle, wash hand basin with storage beneath, low level wc, inset spotlights, tiled floor and walls. The building enjoys well kept communal grounds located to the front of the property and there is the added benefits of gas central heating, double glazing, two outside storage rooms and a communal electric vehicle charging point for the use of all residents on a pay as you use basis.







### At a Glance:

- Two bedroom hall floor flat
- Popular Meads location just yards from the seafront
- Pleasant sitting room
- Modern kitchen
- Newly fitted shower room
- Beautifully presented throughout
- Communal gardens located to the front
- Two outside store rooms
- Share of freehold
- Double glazing and gas central heating

### Accommodation:

#### COMMUNAL ENTRANCE HALL

#### PRIVATE ENTRANCE HALL with built in wardrobe

#### SITTING ROOM

14'6" (4.42m) x 14'6" (4.42m) Max

#### KITCHEN

10'9" (3.28m) x 10'0" (3.05m)

#### BEDROOM ONE

19'0" (5.79m) x 13'6" (4.11m) range of bedroom wardrobes

#### BEDROOM TWO

14'0" (4.27m) x 7'10" (2.39m)

#### SHOWER ROOM

#### OUTSIDE:

#### WELL KEPT COMMUNAL GARDENS

#### COMMUNAL ELECTRIC VEHICLE CHARGE POINT

#### TWO OUTSIDE STORAGE ROOMS

#### LEASE:

999 years from 1997 (share of freehold)

#### MAINTENANCE:

£2,000 per annum

#### COUNCIL TAX:

Band 'B'

#### EPC:

'D'

#### PETS:

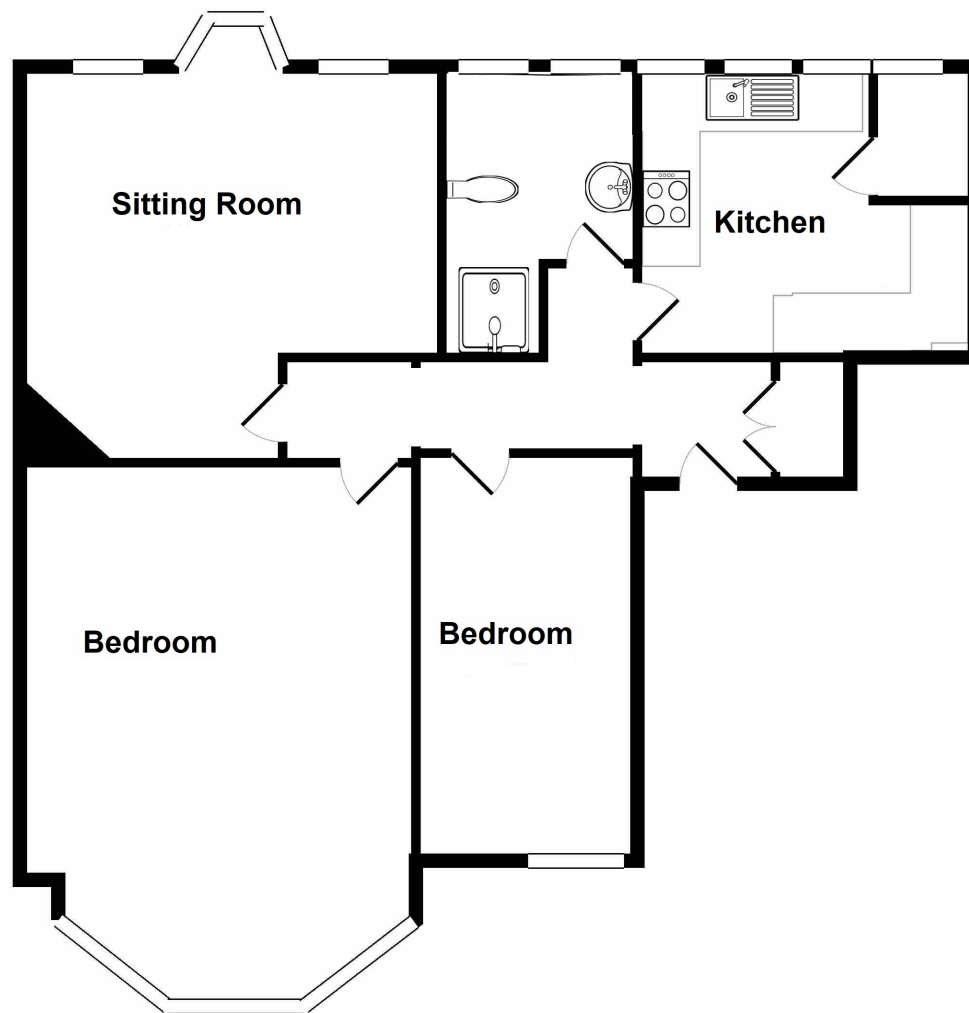
allowed

#### SUB-LETTING:

no

(all details concerned the terms of the Lease & outgoings are subject to verification)





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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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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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**01323 416716**

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