



Flat 3, 36 St Johns Road, Eastbourne, BN20 7NB

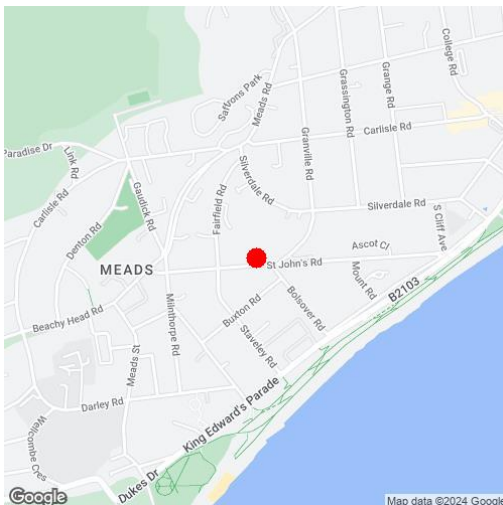
Price £375,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An outstanding and exceptionally spacious four/ five bedroom property occupying the entire first floor of this attractive period building in the sought after Meads area of Eastbourne boasting large balcony, parking space, sea views and offered to the market CHAIN FREE. This delightful property has bright and spacious accommodation throughout with a number of features and benefits including original refurbished sash windows, original features, bay windows and tall ceilings. Accommodation comprises communal entrance hall, large reception hall, sitting room, kitchen/breakfast room with access to large sun balcony, bathroom, separate wc and five excellent size bedrooms, the 5th bedroom was previously a large bathroom that can be converted back as all existing pipework is still in place for easy conversion back to a bathroom. Additional benefits include gas central heating, private parking space and a share of the freehold. Meads high street with its variety of shops, cafes and amenities is a short walk away as is Eastbourne picturesque seafront, town centre and mainline train station which offers excellent links to London, Gatwick and Brighton. Approx Gross Internal area is 1960 sq ft/ 182.1 sq m.





## At a Glance:

- Exceptionally spacious five bedroom flat
- Entire first floor of an attractive period building
- Chain free
- Large reception hall
- Sitting room
- kitchen/breakfast room
- Views towards the sea
- Large sun balcony
- Close to meads high street and seafront
- Private parking space

## Accommodation:

**COMMUNAL FRONT DOOR**  
with stairs to first floor.

**SPACIOUS RECEPTION HALL**

**SITTING ROOM**  
21'5" (6.53m) x 16'6" (5.03m)

**KITCHEN/BREAKFAST ROOM**  
15'10" (4.83m) x 14'1" (4.29m) with access to BALCONY

**BEDROOM 1**  
with door to bathroom

**BATHROOM**

**BEDROOM 2**  
16'9" (5.11m) x 14'2" (4.32m)

**BEDROOM 3**  
12'4" (3.76m) x 10'10" (3.3m)

**BEDROOM 4**  
14'0" (4.27m) x 7'9" (2.36m)

**BEDROOM 5**  
10'1" (3.07m) x 9'9" (2.97m)

**SEPARATE WC**

**OUTSIDE:**

**PRIVATE PARKING SPACE**

**LEASE:**  
995 years remaining

**MAINTENANCE:**  
Approx £1168 per 6 months

**GROUND RENT:**  
N/A

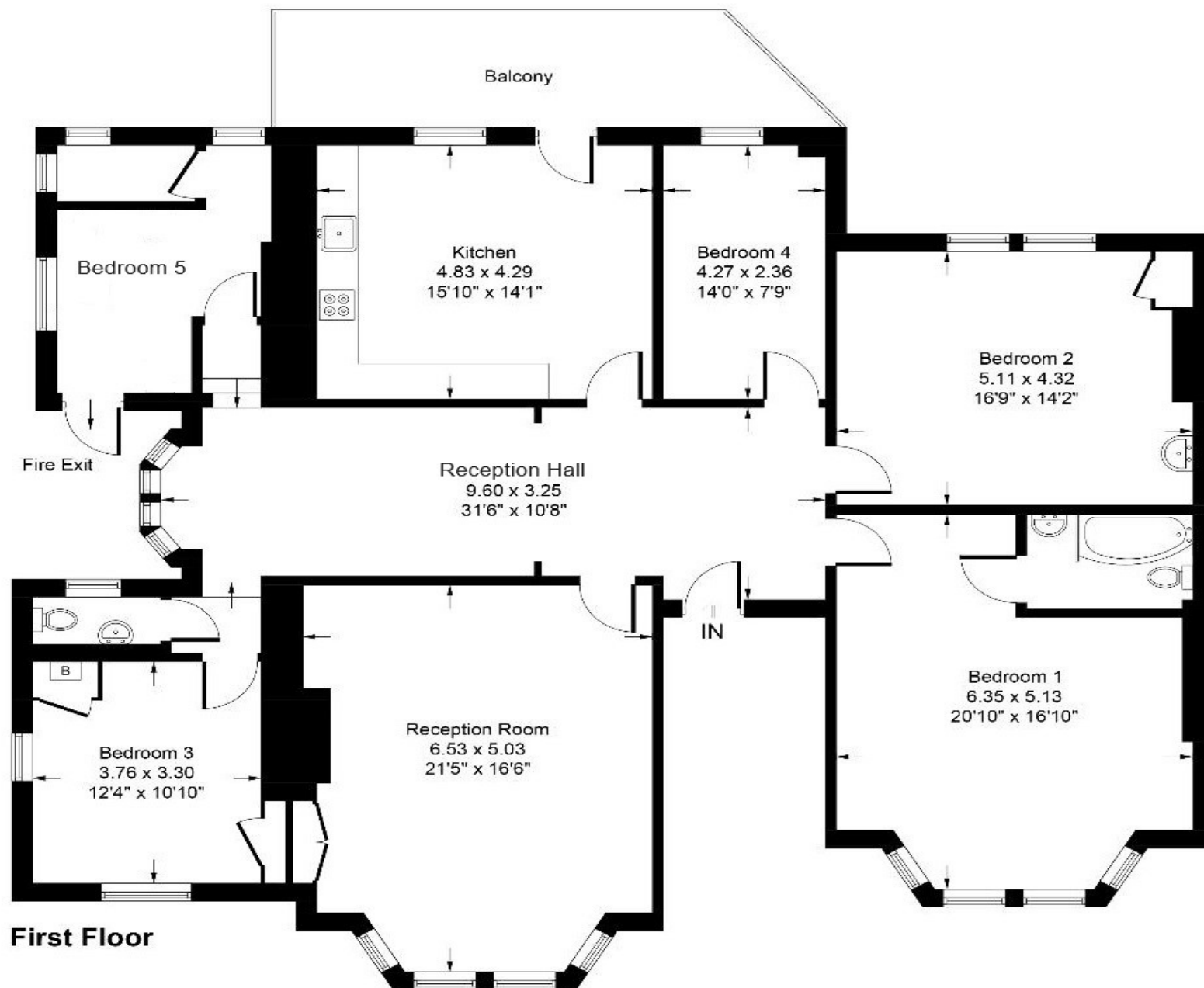
**EPC:**  
"D"

**COUNCIL TAX:**  
"D"

**LETTINGS**  
No

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





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.

**LS Leaper Stanbrook**

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