



**Flat 2 Edenthorpe Lodge, 7 St Johns Road, Eastbourne, BN20 7JA**

**Price £360,000 | Share of Freehold**

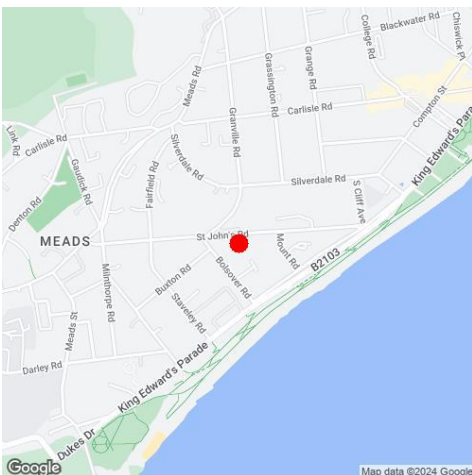
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A spacious three bedroom flat located on the first floor of this attractive period building formerly the Edenthorpe Girls School in the ever popular Meads area of Eastbourne and just a stone's throw from the seafront. This delightful property is offered to the market chain free and enjoys well presented accommodation comprising communal entrance hall, private entrance hall, sitting room with pleasant views across Eastbourne, dining hall, kitchen, bathroom and en-suite shower room. The property is set within well kept communal grounds and gardens and benefits from an allocated parking space to the rear. The property is offered to the market chain free and has the added advantage of having a share of the freehold. The property benefits from gas central heating and a new boiler was installed in July 2024. Edenthorpe Lodge is positioned within walking distance to Meads high street with its variety of shops, amenities, eateries and cafes.







### At a Glance:

- Spacious three bedroom first floor flat
- Chain Free
- Sitting room
- Dining hall
- Kitchen
- Bathroom
- En-suite shower room
- Allocated parking space
- Close to Seafront and Meads village
- Well kept communal gardens



**Accommodation:**  
**COMMUNAL ENTRANCE HALL**

**STAIRS TO FIRST FLOOR**

**PRIVATE ENTRANCE HALL**

**RECEPTION HALL**  
8'2" (2.49m) x 5'10" (1.78m)

**SITTING ROOM**  
16'0" (4.88m) x 15'10" (4.83m)

**KITCHEN**  
12'11" (3.94m) x 7'7" (2.31m)

**BEDROOM 1**  
17'4" (5.28m) x 10'9" (3.28m)

**BEDROOM 2**  
12'4" (3.76m) x 10'8" (3.25m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 3/OFFICE**  
8'3" (2.51m) x 5'10" (1.78m)

**BATHROOM**

**OUTSIDE:**

**WELL KEPT COMMUNAL GARDENS**

**PARKING SPACE**  
Located to the rear.

**LEASE:**  
199 years from 1982. (Share of Freehold)

**MAINTENANCE:**  
£175 a month

**PETS:**  
Not allowed

**LETTING:**  
Allowed (No holiday lets)

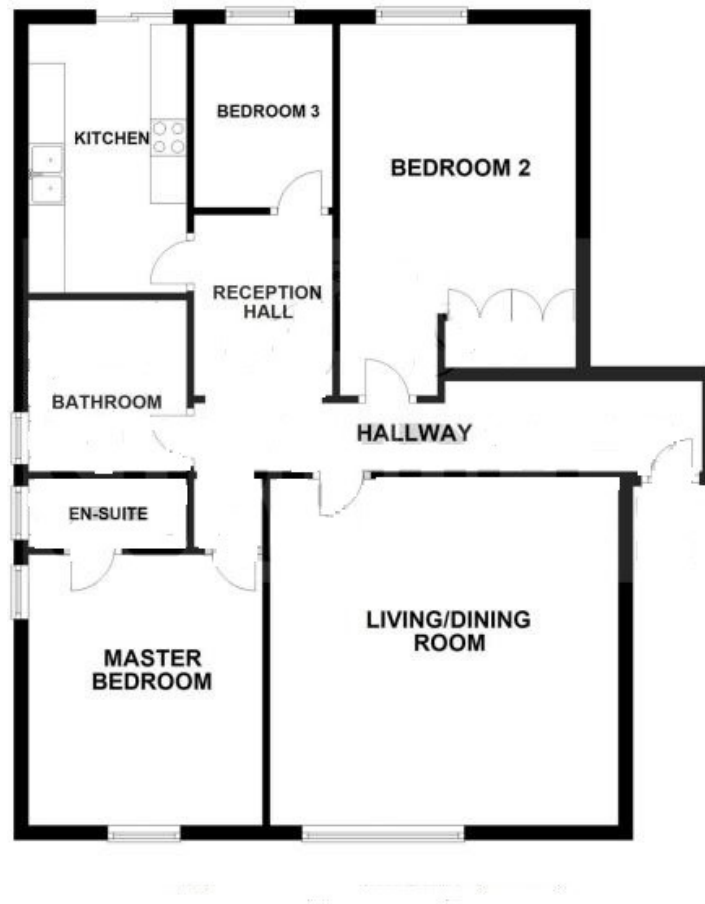
**COUNCIL TAX:**  
Band "B"

**EPC:**  
"D"

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

## FLOOR PLAN

APPROX. 88.0 SQ. METRES (947.0 SQ. FEET)



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  
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