



30b Denton Road, Eastbourne, BN20 7ST

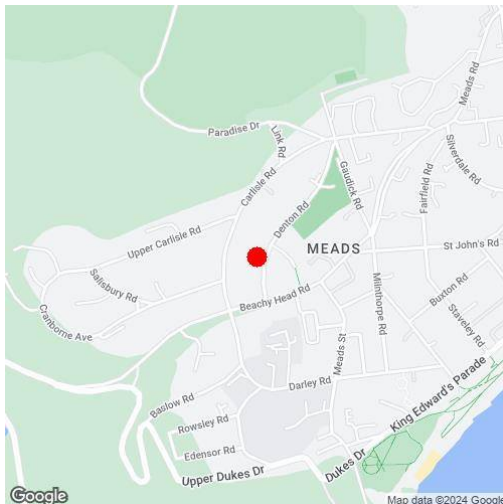
Price £280,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A nicely presented two double bedroom ground floor flat with private area of garden and a garage located in the much sought after Meads area of Eastbourne within an attractive detached period building. This delightful property boasts an abundance of light and spacious accommodation comprising communal entrance hall, private entrance hall, sitting room with dual aspect overlooking the private area of garden, modern and well equipped kitchen with range of work surface, wall and base units and appliance spaces, two double bedrooms and bathroom with panelled bath, wash hand basin and low level wc. The property has an area of private garden mainly laid to lawn and screened by hedgerows and there is a further larger area of communal garden located to the rear of the building along with a single garage located in a block. The property has the added benefit of gas boiler and radiators. Meads High Street is just a short walk away which offers a variety of shops, restaurants and cafes and the seafront is just a little further away.





At a Glance:

- Two double bedroom ground floor flat
- Private area of garden
- Garage
- Sitting room
- Kitchen
- Communal gardens
- Close to Meads high street and seafront
- Well presented throughout
- Attractive period building

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

14'11" (4.55m) x 13'11" (4.24m)

KITCHEN

12'10" (3.91m) x 7'8" (2.34m)

BEDROOM 1

15'8" (4.78m) x 12'11" (3.94m)

BEDROOM 2

15'8" (4.78m) x 12'5" (3.78m)

BATHROOM

OUTSIDE:

PRIVATE AREA OF GARDEN

Located to the front

COMMUNAL GARDENS

Located to the rear

GARAGE

Number 4

LEASE:

137 years remaining

MAINTENANCE:

Approximately £550 per half year.

GROUND RENT:

£30 per year

BUILDINGS INSURANCE

Approximately £360 per year

COMMUNAL WATER CHARGE

Approximately £180 per year

ACCOUNTANCY/ADMIN FEES

£100 per year

PETS:

With permission

SUB-LETTING:

With permission

COUNCIL TAX:

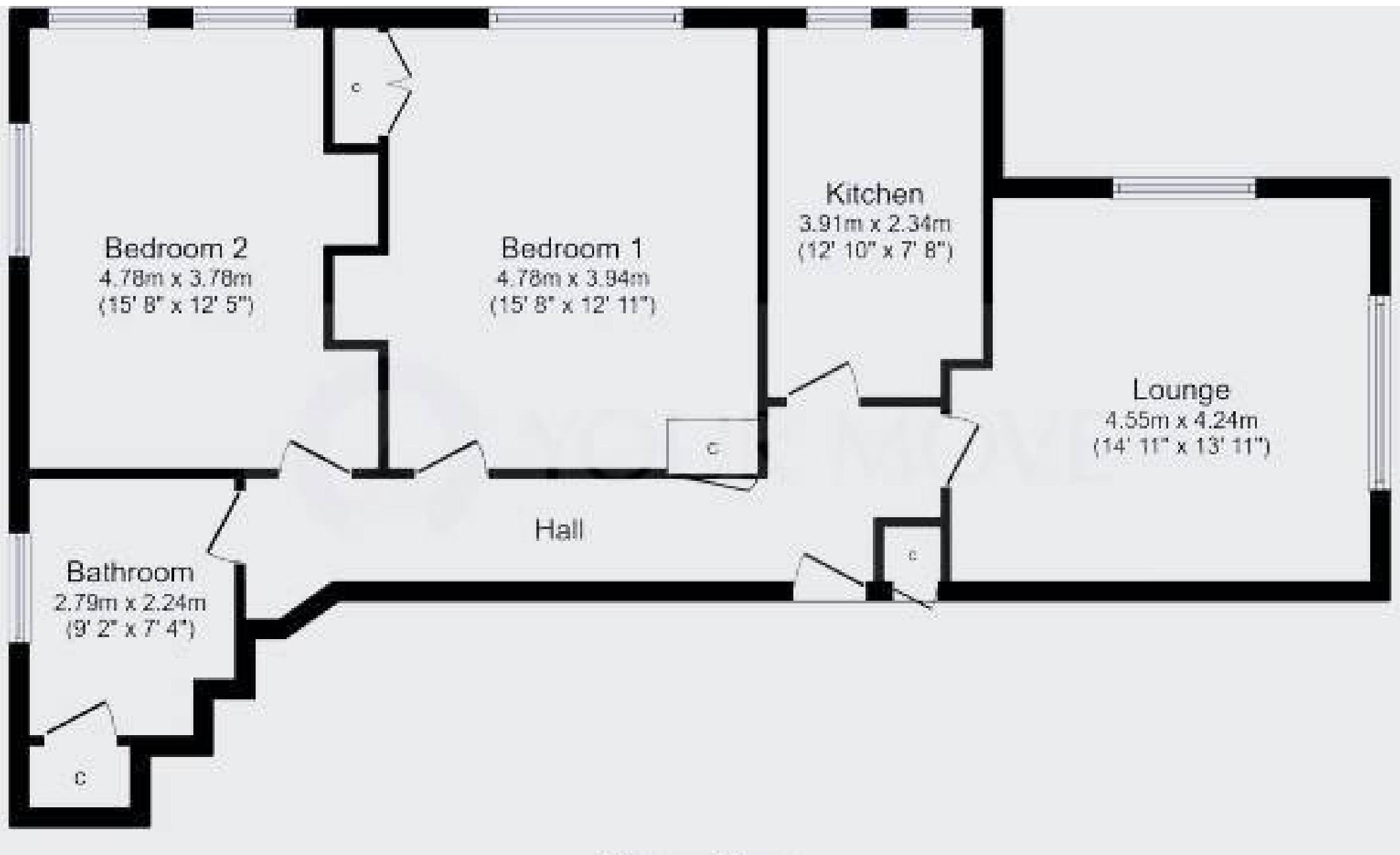
Band 'B'

EPC:

'D'

(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.

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