



Flat 1, 7 Milnthorpe Road, Eastbourne, BN20 7NS

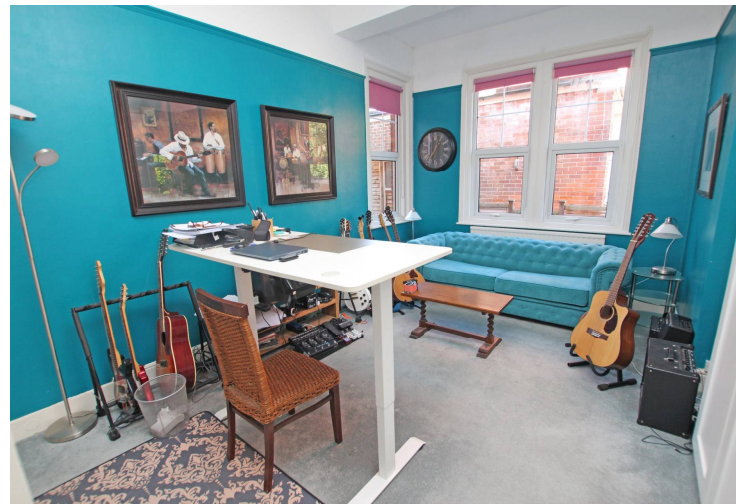
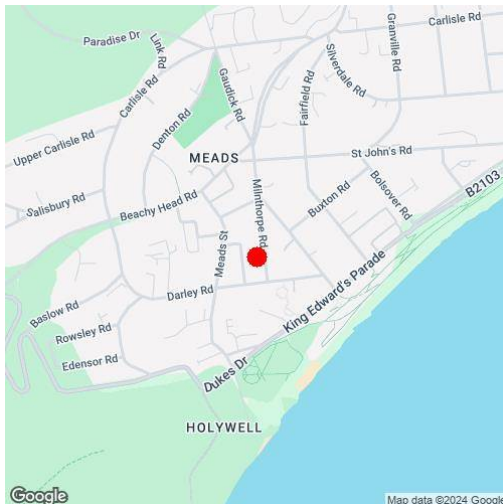
Price £550,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed three bedroom ground floor flat retaining much of its Edwardian character with private gardens and garage, providing particularly well proportioned and spacious accommodation, enviably located in the heart of Meads. The flat is approached via its private front garden and the personal front door opens into an impressive 23' x 13' L-shape reception hall with parquet flooring. The grand living room has a fine recessed fireplace, high ceilings with decorative cornices and ceiling rose, whilst the kitchen/breakfast room has been recently re-fitted with a range of contemporary wall and base units with a central breakfast bar and an integrated oven and hob. A staircase leads down to the very useful and extensive underhouse cellarge. The three double bedrooms are all of generous proportions, with the master having a comprehensive range of fitted wardrobes to one wall and a re-fitted en-suite shower room. The other two bedrooms are served by the re-fitted bathroom with a roll-top bath with ball and claw feet and a matching period style hand wash basin, w.c and bidet. The flat has the sole use of delightful walled gardens extending to some 50' at the rear. There are two defined areas, the first principally laid to lawn with a variety of mature shrubs and a terraced area ideal for entertaining. There is also a very productive kitchen garden with raised beds and a large greenhouse. Other benefits include a garage and additional off-road parking. Enjoying a most desirable and convenient location the seafront and Meads village shopping facilities are both within a few hundred yards, whilst Eastbourne town centre is little more than 1 mile away.





At a Glance:

- Delightful flat comprising the entire ground floor of an imposing Edwardian house
- Private gardens to the front and rear
- Garage and off-road parking
- Superb living room
- Recently re-fitted kitchen
- Three double bedrooms
- Two re-fitted bath/shower rooms (one en-suite)
- Gas central heating

Accommodation:

ENTRANCE LOBBY

RECEPTION HALL

23'3" (7.09m) x 13'5" (4.09m)

SITTING / DINING ROOM

21'0" (6.4m) x 15'9" (4.8m)

INNER HALL

KITCHEN / BREAKFAST ROOM

17'3" (5.26m) x 11'4" (3.45m)

BEDROOM 1

14'9" (4.5m) x 13'8" (4.17m)

EN SUITE SHOWER ROOM

BEDROOM 2

17'0" (5.18m) x 12'0" (3.66m) Into Recess

BEDROOM 3

13'0" (3.96m) x 12'0" (3.66m)

BATHROOM

BASEMENT

with cellar & storage space

OUTSIDE:

GARDENS FRONT & REAR

GARAGE

16'2" (4.93m) x 8'8" (2.64m)

LEASE:

Approximately 97 years remaining

MAINTENANCE:

£1,949.00 per annum

GROUND RENT:

£200 per annum

PETS:

TBC

SUB--LETTING:

TBC

COUNCIL TAX:

'D'

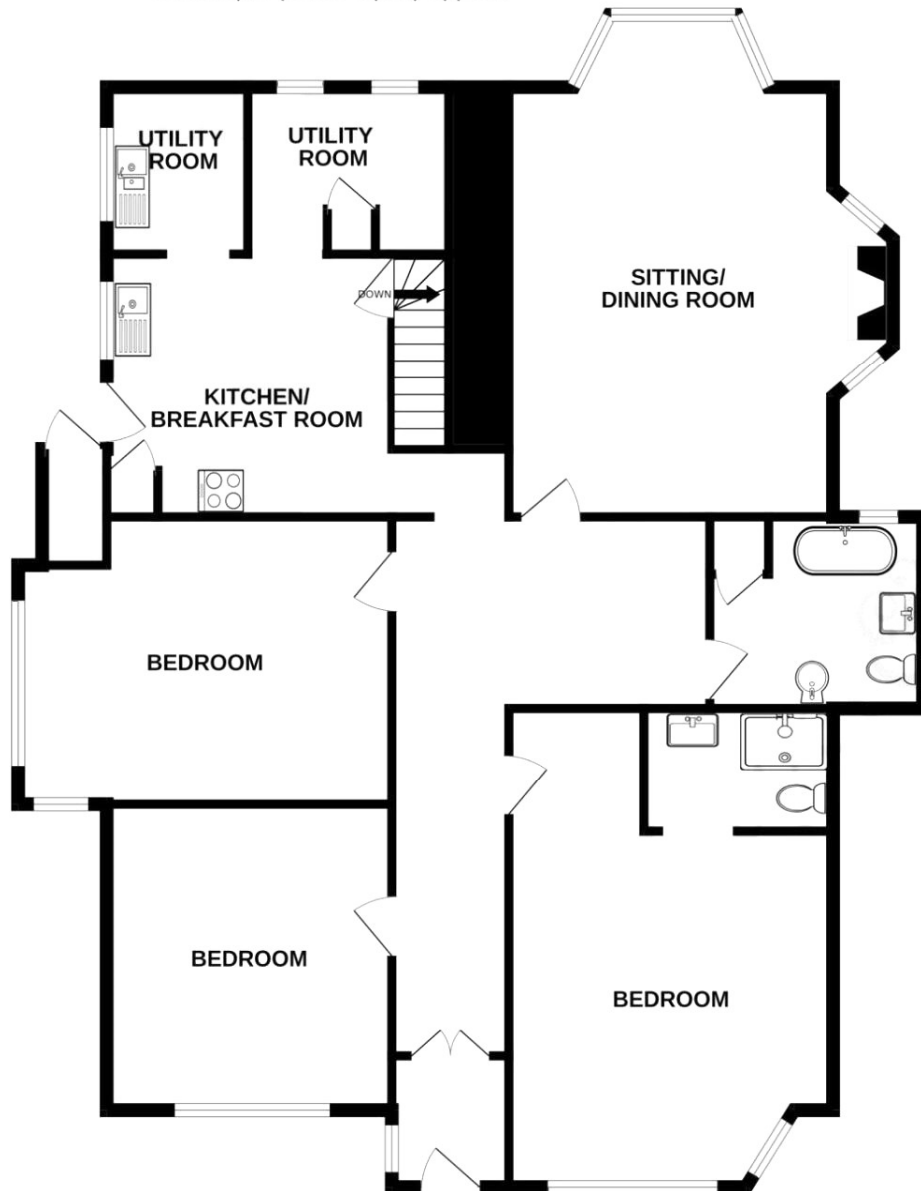
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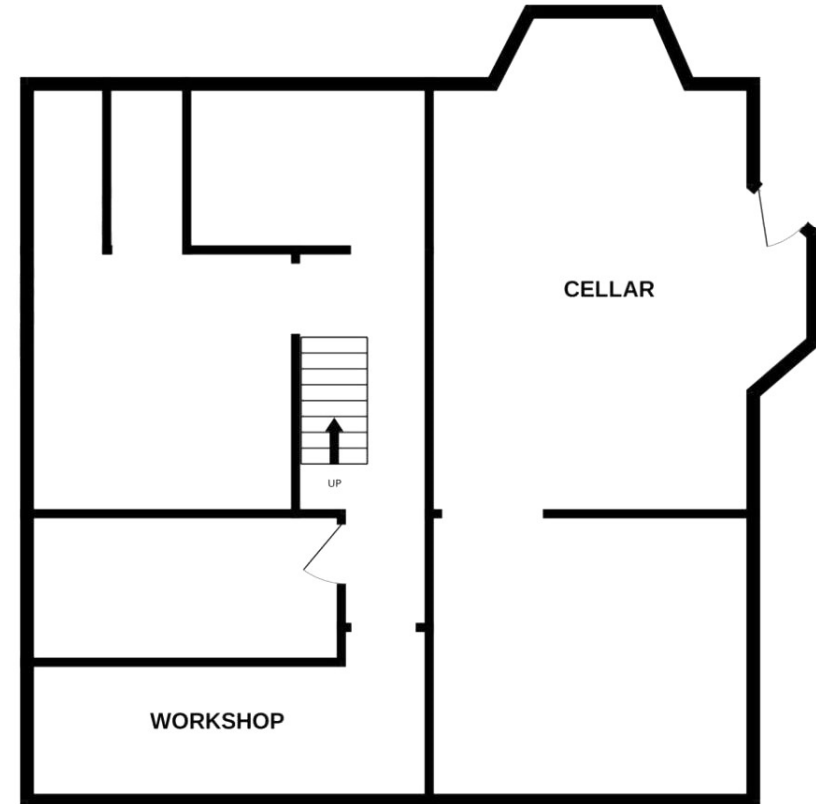
(All details concerning the terms of the Lease and outgoings are subject to verification)



GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



BASEMENT
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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