



9 Summer Court, Wellcombe Crescent, Eastbourne, BN20 7XW

Guide Price £230,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

*****GUIDE PRICE £230,000 - £250,000. OFFERS INVITED***** A bright and spacious two bedroom third floor flat with balcony and garage located in the much sought after Meads area and boasting wonderful views across Eastbourne towards the sea. This delightful property has recently been professionally re painted throughout and is offered to the market chain free. Accommodation comprises communal entrance hall, stairs and passenger lift to third floor, private entrance hall with built in storage, spacious sitting/dining room with access to a balcony overlooking communal gardens and door leading to kitchen which enjoys pleasant views and a range of work surface with matching wall and base units. There are two good size bedrooms and the benefit of a modern bathroom/wc as well as a modern shower room/wc. The property has the added convenience of a garage and a store room and further benefits include double glazing and gas central heating. Meads village with its variety of shops, cafes, pubs and amenities, as well as seafront are just a short walk away.





At a Glance:

- Two bedroom third floor flat
- Popular Meads location
- Spacious sitting/dining room
- Kitchen
- Modern bathroom
- Modern shower room
- Sun balcony
- Garage and store room
- Share of freehold and remainder of 999 year lease
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

Stairs and lift to third floor

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM

19'11" (6.07m) x 11'5" (3.48m)

BALCONY

Accessed from sitting room and overlooking communal gardens

KITCHEN

9'8" (2.95m) x 9'4" (2.84m)

BEDROOM ONE

12'2" (3.71m) x 10'11" (3.33m)

BEDROOM TWO

12'2" (3.71m) x 9'6" (2.9m)

BATHROOM

SHOWER ROOM

GARAGE

STORE ROOM

COMMUNAL GARDENS

MAINTENANCE CHARGE:

Approx £3000 a year

LEASE:

981 years remaining (Share of Freehold)

COUNCIL TAX:

Band 'C'

EPC:

D

LETTING:

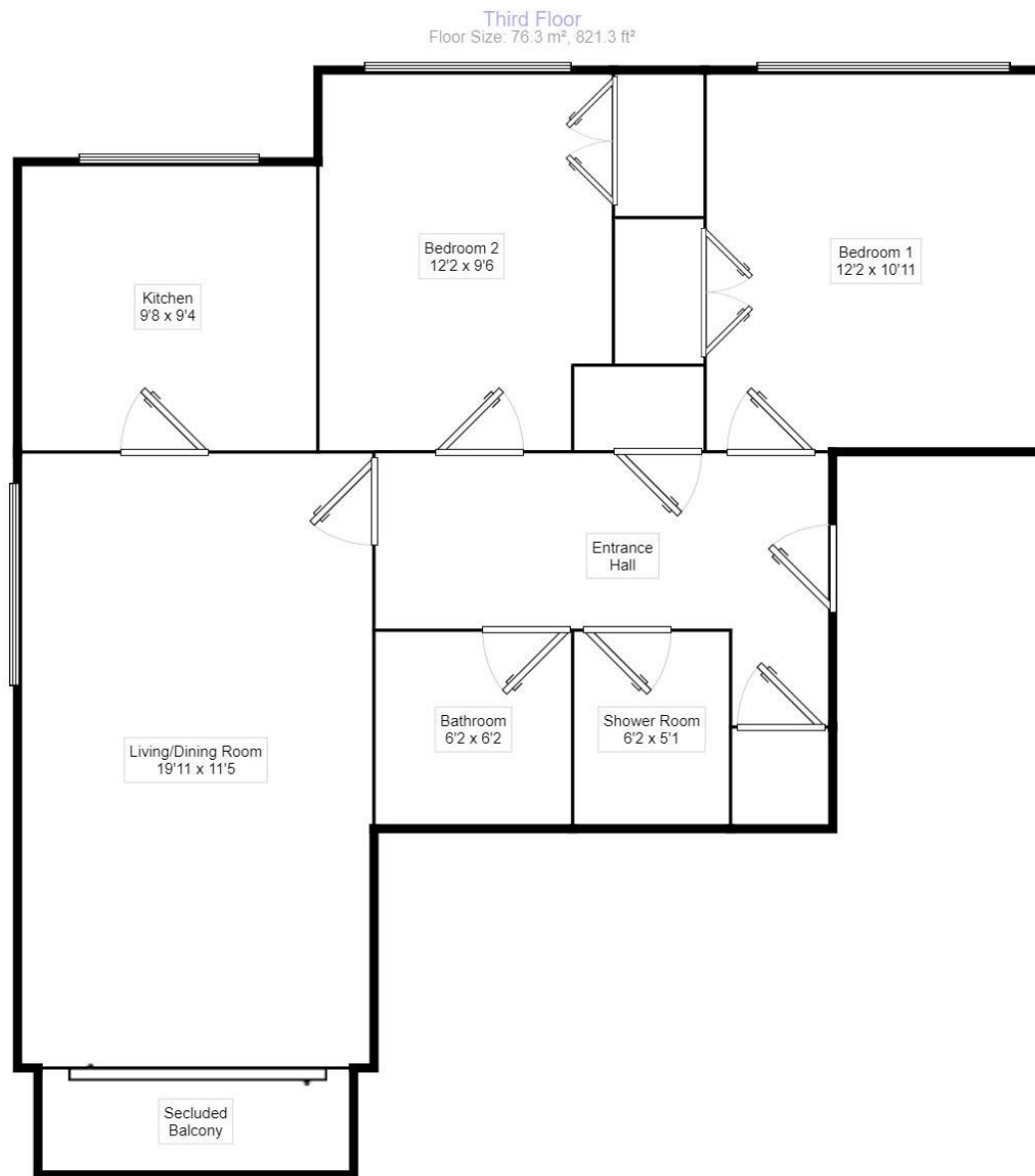
Yes

PETS:

Allowed with permission

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





Measurements are approximate. Not to scale. For illustrative purposes only.

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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