



Flat 3, 11 Buxton Road, Eastbourne, BN20 7LL

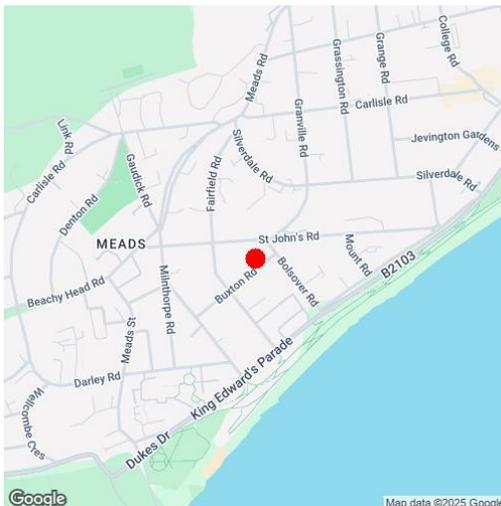
Price £450,000 | Leasehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An immaculately presented two double bedroom first floor flat located in this luxurious gated development built in 2008 by well respected house builder Fivewalk Homes. This delightful property is offered to the market chain free and enjoys modern and contemporary accommodation comprising communal entrance hall, stairs and passenger lift to all floors, large private entrance hall, large open plan sitting/dining room/kitchen with solid work surfaces and a comprehensive range of matching wall and base cupboards and drawers along with some built in appliances which include double oven, hob and coffee machine. There are two excellent double bedrooms with the main bedroom enjoying the benefit of an en-suite wc and hand basin with space for the installation of a shower cubicle. There is a further spacious modern shower room accessed from the hall. There is a good size balcony accessed from the sitting room and also from the main bedroom. Additional benefits include double glazing, gas central heating and an allocated car parking space. Meads high street and seafront are just a short walk away.





### At a Glance:

- Two double bedroom first floor flat
- Modern development built in 2008
- Contemporary decor and fittings
- Spacious open plan sitting room/dining room/kitchen
- Modern shower room/wc
- Close to Meads high street and seafront
- En-suite wc with scope to install a shower cubicle
- Sun balcony
- Allocated parking space
- Double glazing and gas central heating

### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

OPEN PLAN SITTING ROOM & KITCHEN  
31'3" (9.53m) x 16'9" (5.11m) Max

DOOR TO BALCONY

BEDROOM 1  
13'9" (4.19m) x 12'3" (3.73m)

DOOR TO BALCONY

EN-SUITE WC & DRESSING AREA

BEDROOM 2  
13'9" (4.19m) x 10'6" (3.2m)

SHOWER ROOM/WC

OUTSIDE:

ALLOCATED PARKING SPACE

LEASE:

999 years from 29th September 2006

MAINTENANCE:

£320 per month

GROUND RENT:

T.B.C.

PETS:

T.B.C.

SUB-LETTING:

T.B.C.

COUNCIL TAX:

Band "F"

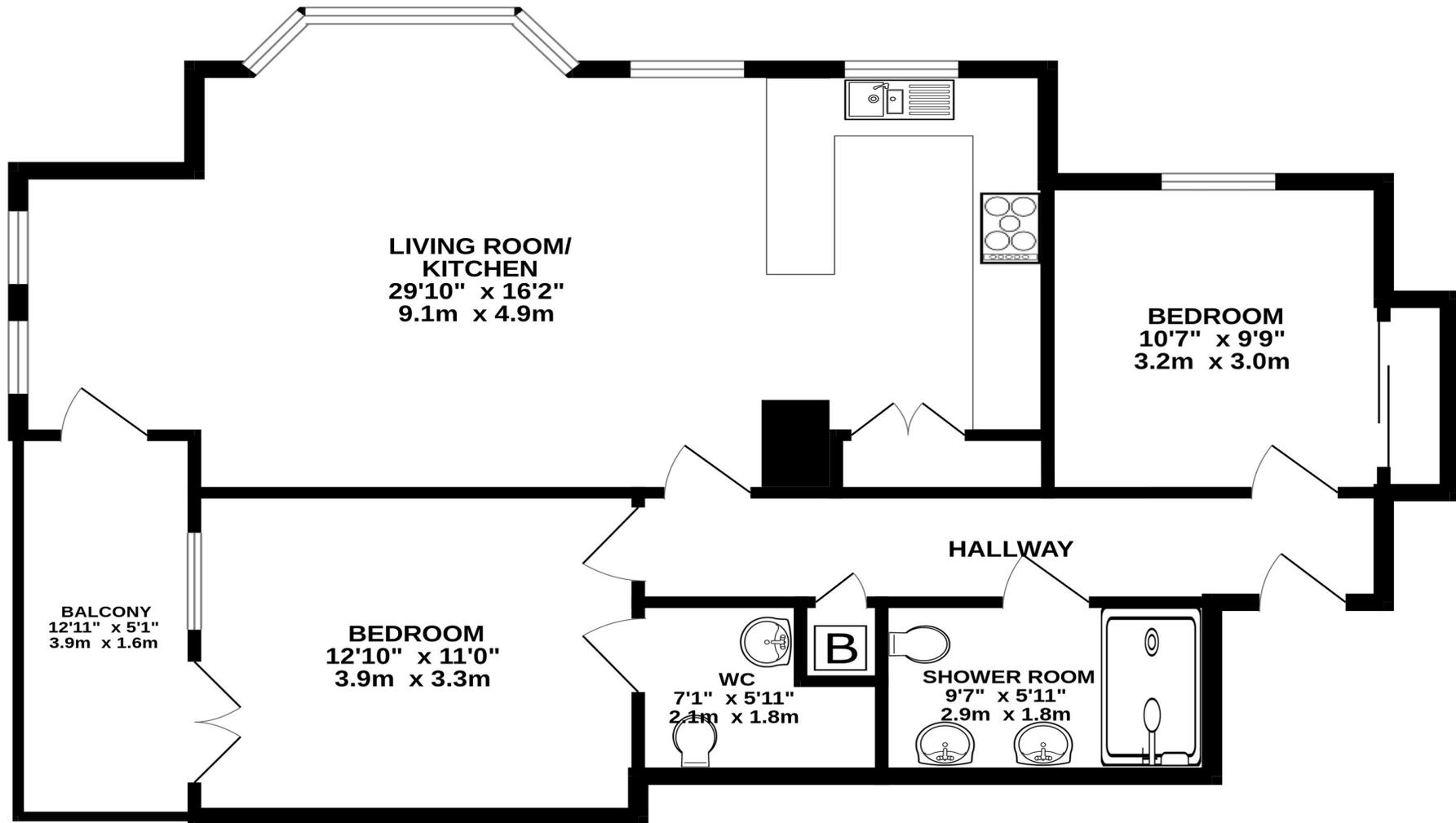
EPC:

"B"

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



FIRST FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



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.

 **Leaper  
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)