



Flat 3 Spencer Court, Spencer Road, Eastbourne, BN21 4PD

Price £325,000 | Leasehold

LS Leaper
Stanbrook

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Enviably located in the heart of Eastbourne town centre- An outstanding 2 bedroom hall floor flat that has been the subject of complete refurbishment with careful thought having been given to the retention and enhancement of the exceptional Victorian character. The accommodation which spans in excess of 1100 sq.ft comprises a wonderful 22' x 17' living room with large bay window, ornate ceiling cornices and rose together with a superb and imposing fireplace as the centrepiece of the room. The kitchen/breakfast room has been re-fitted to a high standard in keeping with the style of the apartment and comprises a comprehensive range of wall and base units beneath varnished woodblock work surfaces. Integrated appliance include an AEG fridge/freezer, dishwasher and washing machine together with a Rangemaster dual fuel oven and hob. There is a breakfast bar and additional area for a dining table. Both bedrooms are double rooms, again with decorative ceiling detail and one with a fine fireplace. They are served by both a superb newly fitted bathroom with period style suite with slipper bath and a separate shower room/wc with oversized shower cubicle. Located just to the south of Eastbourne town centre, both the Beacon Shopping Centre and railway station are within a few hundred yards level walking distance. An internal inspection is essential to appreciate the merits of this wonderful home.





At a Glance:

- Beautifully and tastefully appointed throughout with Victorian accents
- Over 1100 sq..ft
- Magnificent 22' x 17' sitting room
- Newly fitted kitchen/breakfast room with AEG integrated appliances
- Two double bedrooms
- Two exceptional newly fitted bath/shower rooms
- New 125 year lease
- No onward chain
- Vendors will be pleased to complete before the stamp duty rise in April 2025

Accommodation:

RECEPTION HALL

15'9" (4.8m) x 6'6" (1.98m)

SITTING ROOM

22'6" (6.86m) Into Bay x 17'3" (5.26m)

KITCHEN/BREAKFAST ROOM

16'6" (5.03m) x 10'6" (3.2m)

BEDROOM 1

17'4" (5.28m) x 9'9" (2.97m)

BEDROOM 2

17'6" (5.33m) Into Bay x 12'0" (3.66m)

BATHROOM/WC

SHOWER ROOM/WC

OUTSIDE:

PARKING

On-street parking on Spencer Road is restricted to residents only and permits can be purchased from the Council

LEASE DETAILS

LEASE

The flat will be sold with the benefit of a new 125 year lease

SERVICE CHARGE

£1700 per annum (2024/2025)

GROUND RENT

Nil

COUNCIL TAX

Band 'C'

EPC

'C'

PETS

Allowed

SUB-LETTING

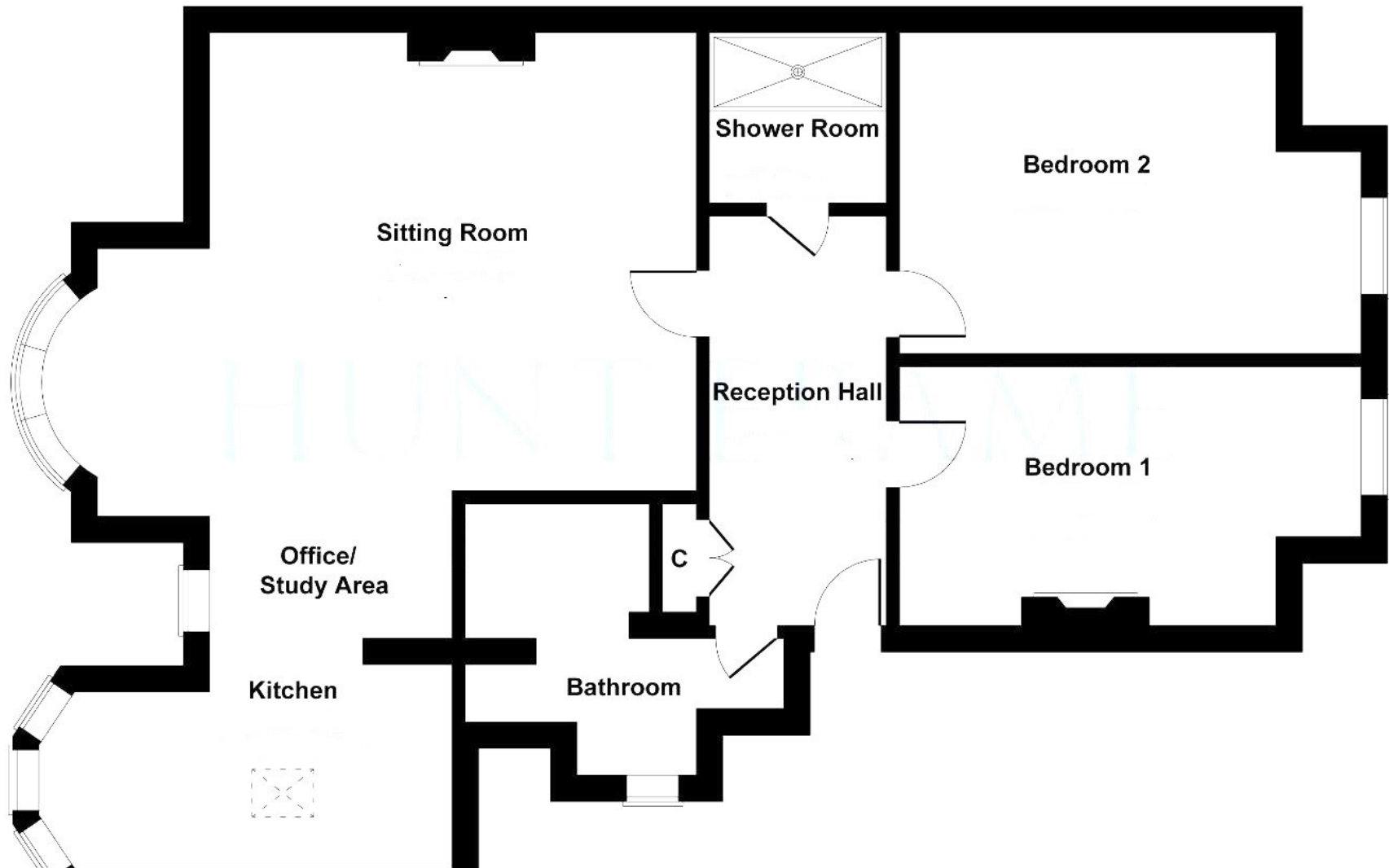
Allowed

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



3 Spencer Court

Approximate Gross Internal Area
1175 sq ft - 109 sq m



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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