



Flat 16 St Gabriel House, 4 Darley Road, Eastbourne, BN20 7GB

Price £635,000 | Share of Freehold

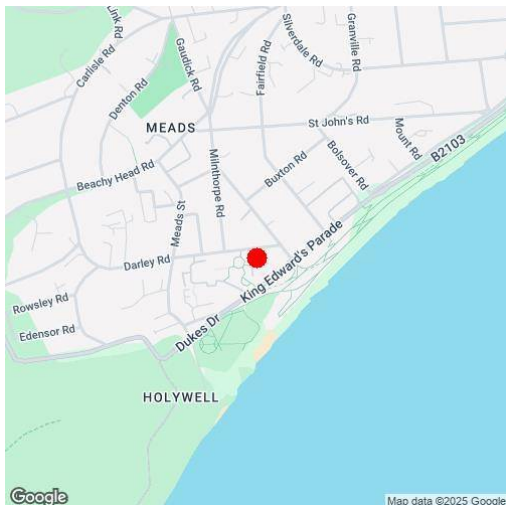
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



Forming part of an exclusive Berkeley Homes development- A beautifully appointed two bedroom apartment situated just behind Meads seafront affording glorious views across All saints Park to All saints Chapel and to the sea and South Downs. The apartment is situated on the third (top) floor and provides particularly light and well proportioned accommodation set around a spacious reception hall. The generous sitting room has dual aspect windows and a Juliet balcony taking advantage of the glorious views. The 14' x 11' kitchen/dining room also enjoys a dual aspect and has a comprehensive range of wall and base units beneath granite work surfaces together with integrated appliances that include an AEG oven, microwave combination oven, induction hob, fridge/freezer and dishwasher. The principal bedroom has a recessed area with fitted wardrobes and a beautifully appointed en-suite shower room with Villeroy & Boch suite. The second double bedroom also has a fitted wardrobe and is served by an equally well appointed bathroom. Other benefits include underfloor heating, sealed unit double glazing and a covered parking space with direct lift access. St Gabriel House forms part of the exclusive All Saints development created by Berkeley Homes within the last 20 years and enjoys a wonderful location within a couple of hundred yards of both the seafront and the Meads village shopping facilities.







## At a Glance:

- Exclusive All saints development created by Berkeley Homes
- Wonderful views across All Saints Park to the sea and South Downs
- Within 200 yards of Meads seafront and shopping facilities
- Generous sitting room with Juliet balcony
- 14' x 11' kitchen/dining room
- Two double bedrooms with fitted wardrobes
- Two bath/shower rooms (one en-suite)

## Accommodation:

**COMMUNAL DOOR AND LIFT TO THIRD (TOP) FLOOR**

**FRONT DOOR**

**RECEPTION HALL**

**LIVING ROOM**

20'3" (6.17m) x 12'9" (3.89m) with Juliet balcony

**KITCHEN / DINING ROOM**

14'10" (4.52m) x 11'6" (3.51m)

**MASTER BEDROOM**

16'2" (4.93m) x 11'0" (3.35m) including depth of fitted wardrobes

**EN SUITE SHOWER ROOM / WC**

**BEDROOM 2**

12'6" (3.81m) x 9'2" (2.79m) including depth of fitted wardrobes

**BATHROOM**

**OUTSIDE:**

**UNDER COVER PARKING SPACE - NUMBER 28**

**COMMUNAL GARDENS**

**LEASE:**

999 years from 1st July 2007 (Share in freehold)

**MAINTENANCE:**

2024/2025 £1984.76 per half year

**GROUND RENT:**

Nil

**SUB-LETTING:**

With freeholders approval

**PETS:**

Management approval required

**COUNCIL TAX:**

Band 'G'

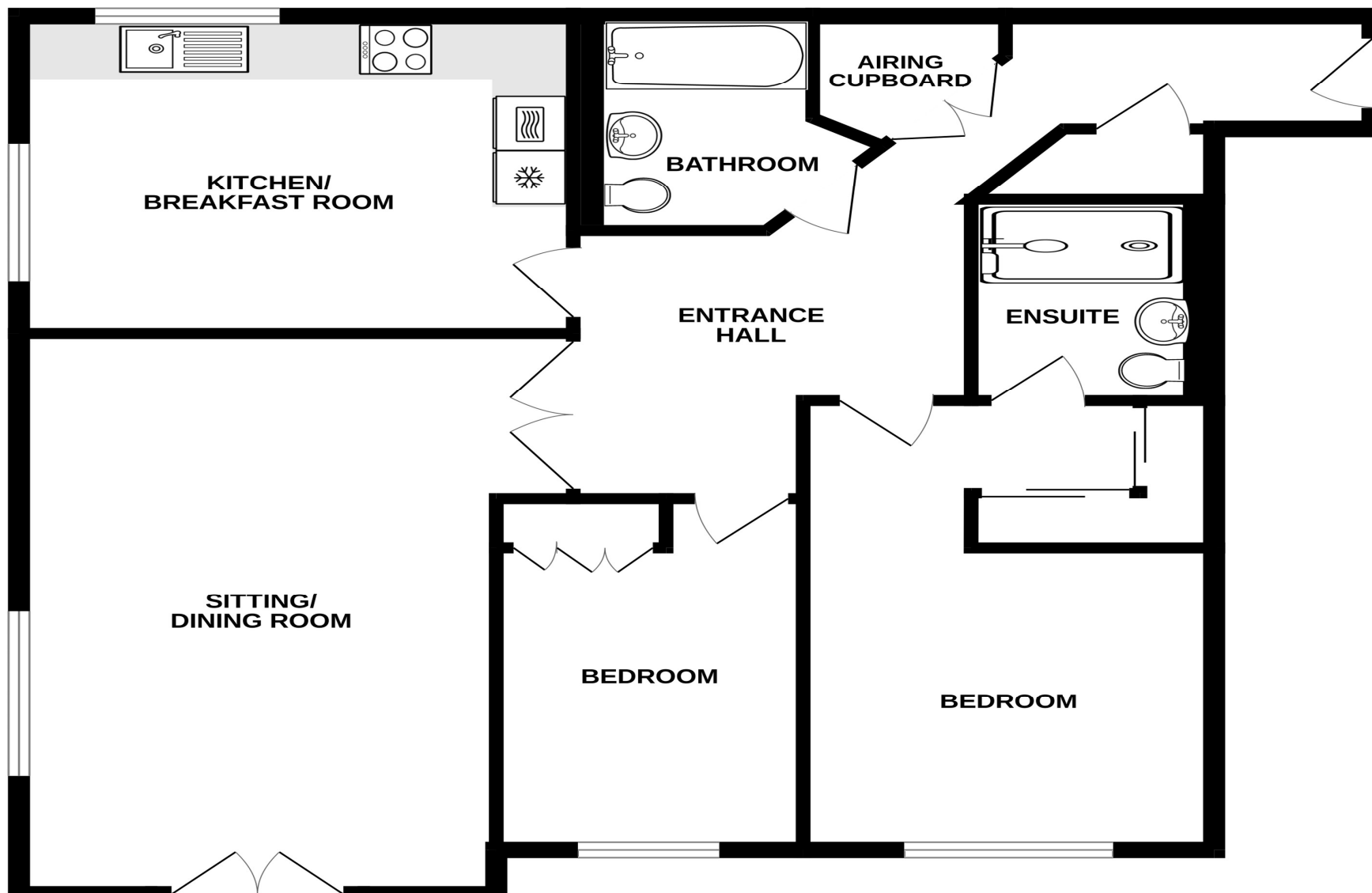
**EPC:**

'B'

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



3RD FLOOR  
985 sq.ft. (91.5 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.

**LS** 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)