



Flat 7 Hunters Lodge, 40 St Johns Road, Eastbourne, BN20 7NB

Price £320,000 | Leasehold

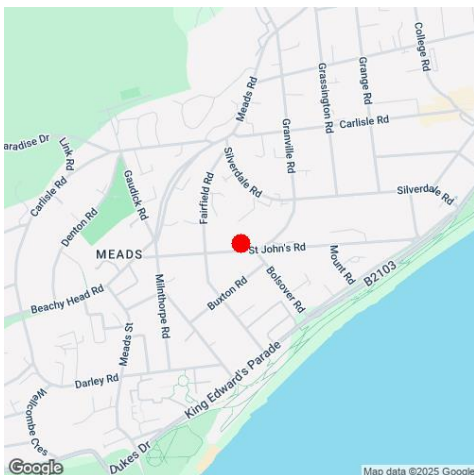
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



An outstanding two bedroom apartment presented for sale in show-home condition, with generous balcony forming part of a modern purpose-built development in the heart of Meads, having been the subject of complete modernisation in recent years. Hunters Lodge was believed to have been constructed in the late 1980's and blends in beautifully with the neighbouring Edwardian and Victorian houses. The apartment is situated on the second floor with lift access and the accommodation comprises a generous living room with dual aspect windows and a casement door providing access to the 10' southerly facing balcony. The kitchen has been recently re-fitted with a range of wall and base units beneath contoured work surfaces with integrated Bosch appliances that include an oven, microwave, hob, dishwasher, washing machine and fridge/freezer. The principal bedroom has a comprehensive range of bedroom furniture together with a beautifully appointed en-suite shower room, whilst the second bedroom is served by an equally well appointed bathroom. Hunters Lodge is set within delightful communal gardens with visitors' parking area, whilst there is a secure covered parking space in the basement with direct lift access. Other benefits include gas central heating and sealed unit double glazing. Located in the much favoured Meads area, local shopping facilities in Meads Street and the seafront are both within a few hundred yards. An internal inspection is considered essential to appreciate the merits of this delightful home.







### At a Glance:

- Prime Meads location
- Presented for sale in show-home condition
- 10' southerly facing balcony
- Generous dual aspect living room
- Beautifully fitted kitchen with integrated Bosch appliances
- Two double bedrooms
- Two re-fitted bath/shower rooms (one en-suite)
- Garage
- No onward chain



### Accommodation:

**PASSENGER LIFT AND STAIRS TO SECOND FLOOR**

**FRONT DOOR**

**HALL**

**LIVING ROOM**  
20'4" (6.2m) x 12'0" (3.66m)

**BALCONY**  
10'6" (3.2m) x 4'10" (1.47m)

**KITCHEN**  
11'10" (3.61m) x 8'6" (2.59m)

**BEDROOM 1**  
12'6" (3.81m) x 9'4" (2.84m) plus depth of fitted wardrobes to one wall

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
12'0" (3.66m) x 10'6" (3.2m) Max

**BATHROOM/WC**

**OUTSIDE:**

**GARAGE**  
and visitors' parking

**COMMUNAL GARDENS**

**LEASE**  
125 years from 25th March 1991,

**GROUND RENT**  
£85 per half year

**SERVICE CHARGE**  
£1157 per half year + £105 per half year reserve fund contribution as of March 2025

**PETS**  
Only with Lessors written permission by way of a licence

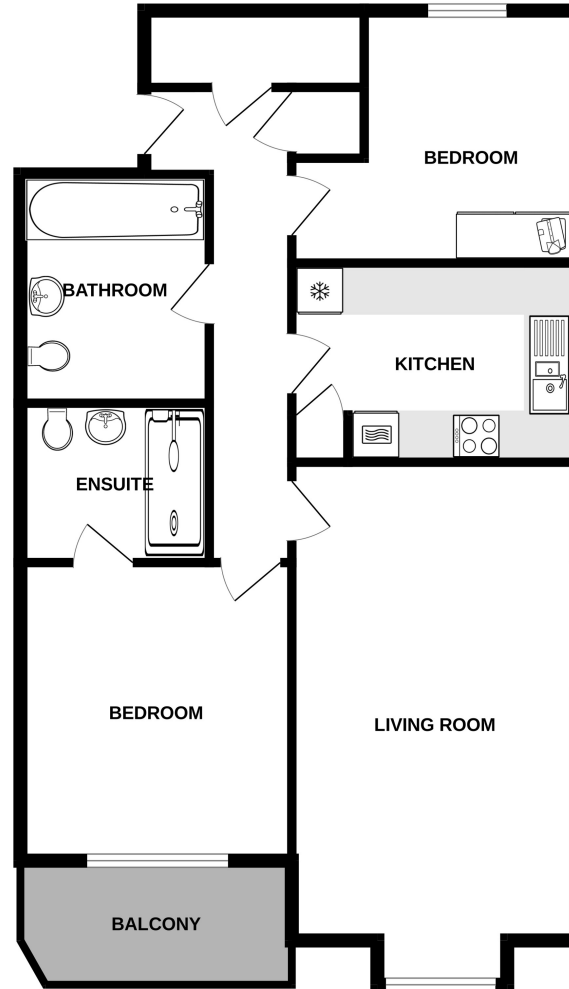
**SUB-LETTING**  
Allowed

**COUNCIL TAX**  
Band E

**EPC**  
Band C

All details regarding the terms of the lease are subject to verification

## SECOND FLOOR



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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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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