



28 Kepplestone, Staveley Road, Eastbourne, BN20 7JZ

Offers in Excess of £500,000 | Share of Freehold

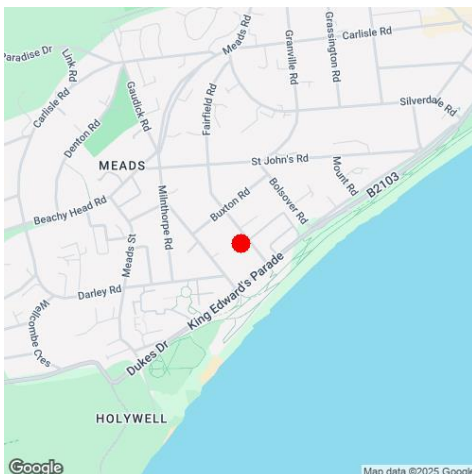
 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



Available for sale for the first time in 40 years- An exceptionally spacious four bedroom apartment forming part of the prestigious Kepplestone development which is located adjacent to Meads seafront. This delightful property is situated on the first floor of this Mansion block and boasts bright and versatile accommodation throughout comprising communal entrance hall, lift to all floors, large private entrance hall with built in storage, pleasant sitting room overlooking the well kept communal gardens with door leading to a private balcony, separate dining room, kitchen, four excellent size bedrooms, a Jack and Jill bathroom accessed via the hallway and main bedroom, a further bathroom which is accessed via and serves bedrooms 2 and 3, there is also a useful utility room as well as a separate wc. The property benefits from double glazed windows and has a communal heating system. The property is set within attractive and well maintained gardens and is located less than 100 yards of the seafront. Meads village with its variety of shops, cafes and amenities is within a short walking distance and Eastbourne town centre and mainline train station are approximately a mile away.







### At a Glance:

- Spacious four bedroom mansion style flat
- Adjacent to Meads seafront
- Large sitting room and separate dining room
- Balcony
- Well maintained communal gardens
- Jack and Jill bathroom
- En-suite bathroom
- Separate wc
- Close to meads village and high street
- Double glazed and communal heating

### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO ALL FLOORS

LARGE PRIVATE ENTRANCE HALL

**SITTING ROOM**

18'11" (5.77m) x 12'3" (3.73m)

**DINING ROOM**

14'11" (4.55m) x 11'5" (3.48m)

**BALCONY**

**KITCHEN**

17'0" (5.18m) x 8'8" (2.64m)

**UTILITY ROOM**

10'6" (3.2m) x 4'7" (1.4m)

**BEDROOM 1**

17'11" (5.46m) x 14'3" (4.34m)

**JACK & JILL BATHROOM**

**BEDROOM 2**

13'0" (3.96m) x 10'10" (3.3m)

**BEDROOM 3**

13'6" (4.11m) x 10'11" (3.33m)

**EN-SUITE BATHROOM**

(serving bedrooms 2 & 3)

**BEDROOM 4/LIBRARY**

13'8" (4.17m) x 7'3" (2.21m)

**SEPARATE WC**

**OUTSIDE:**

**WELL MAINTAINED COMMUNAL GARDENS**

**LEASE:**

999 years from 1965 to include a share in freehold

**MAINTENANCE:**

Approximately £3,800 per half year to include communal hot water, central heating and water rates

**GROUND RENT:**

10 pence

**SUB-LETTING:**

With freeholders permission

**PETS:**

Only with freeholders permission

**COUNCIL TAX:**

Band "E"

**EPC:**

T.B.C.





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**

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