



22 Tavistock, Devonshire Place, Eastbourne, BN21 4AG

Price £525,000 | Share of Freehold

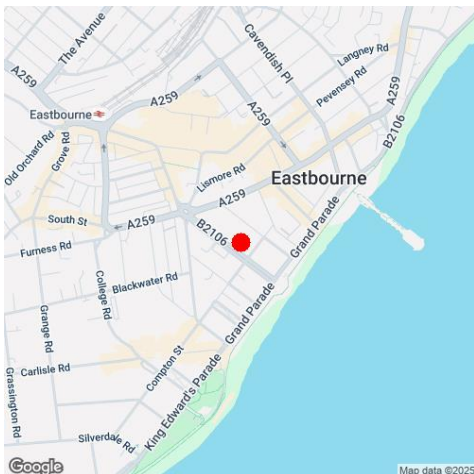
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



Having been refurbished to a very high standard by the current vendor. A spacious four bedroom apartment forming part of the highly desirable Tavistock development enviably located in the heart of Eastbourne Town Centre. The seafront and The Beacon shopping centre are a short walk away. The generous accommodation comprises a 42ft hallway, a sitting room, a newly fitted kitchen/breakfast room, a dining room/bedroom four, three further bedrooms, a newly fitted bathroom, a newly fitted shower room and a cloakroom. The apartment is situated on the fourth floor and takes advantage of its elevated position affording westerly rooftop views over Eastbourne to The South Downs from the sitting room and 15' balcony. The property has been refurbished by the current vendor with additional benefits including newly installed double glazed windows and doors throughout, a newly fitted gas boiler, a garage to the rear and a storage cupboard in the basement. An internal inspection is highly recommended.







### At a Glance:

- Fourth floor apartment
- Four bedrooms
- Newly fitted kitchen
- Refurbished to high standard
- Two bathrooms
- Westerly facing 15ft balcony
- Brand new boiler and double glazing
- Close to seafront



### Accommodation:

**STAIRS AND PASSENGER LIFT TO FOURTH FLOOR**

**FRONT DOOR**

**42' ENTRANCE HALL**

**CLOAKROOM**

**SITTING ROOM**

17'6" (5.33m) x 14'9" (4.5m)

**BALCONY**

15'6" (4.72m) x 4'0" (1.22m)

**DINING ROOM / BEDROOM 4**

11'0" (3.35m) x 10'4" (3.15m)

**KITCHEN / BREAKFAST ROOM**

16'0" (4.88m) x 10'0" (3.05m) Newly fitted with integrated hob, double oven, dishwasher and microwave

**BEDROOM ONE**

16'0" (4.88m) x 14'6" (4.42m)

**BEDROOM TWO**

12'2" (3.71m) x 10'0" (3.05m)

**BEDROOM THREE**

10'6" (3.2m) x 9'8" (2.95m)

**BATHROOM**

newly fitted

**SHOWER ROOM**

**OUTSIDE:**

**GARAGE**

**LARGE STORAGE ROOM**

**LEASE:**

Balance of 999 years (Share of Freehold)

**MAINTENANCE:**

Approximately £700 per quarter

**GROUND RENT:**

to be confirmed

**COUNCIL TAX:**

Band 'F'

**EPC:**

Band "B"

**PETS:**

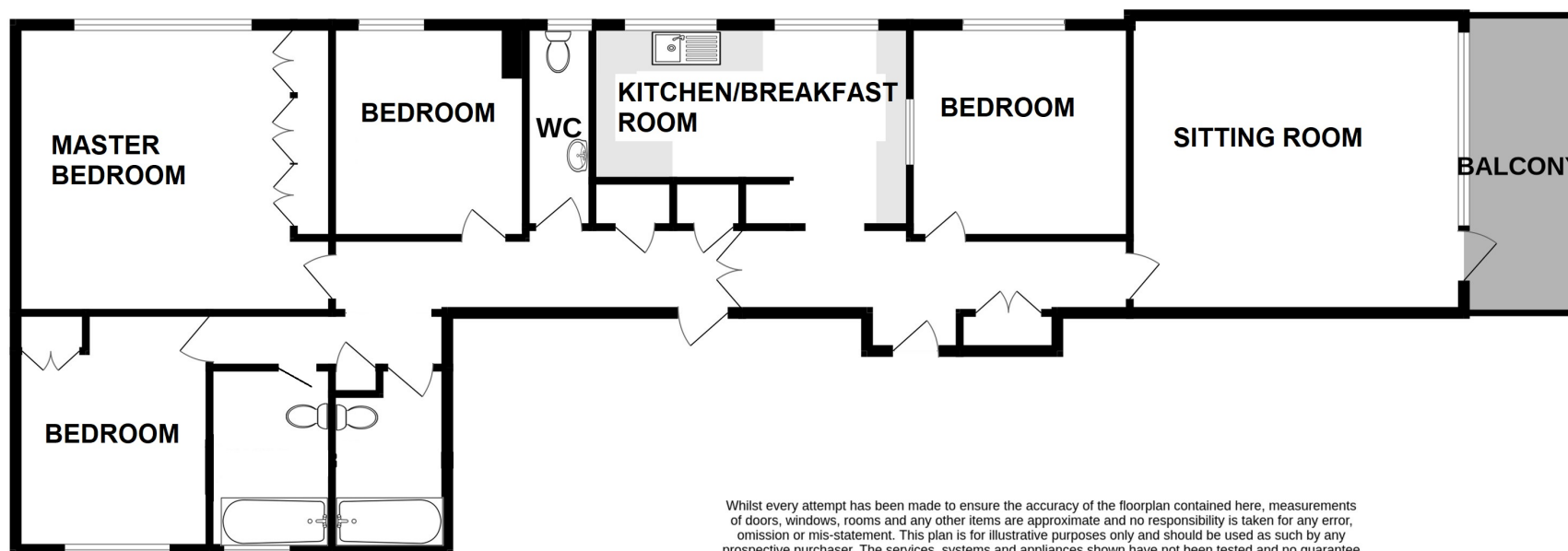
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**SUB-LETTING:**

allowed

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

## FOURTH 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.

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.



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

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

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

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