



**2 White Gables, Carlisle Road, Eastbourne, BN21 4JR**

Price £295,000 | Share of Freehold

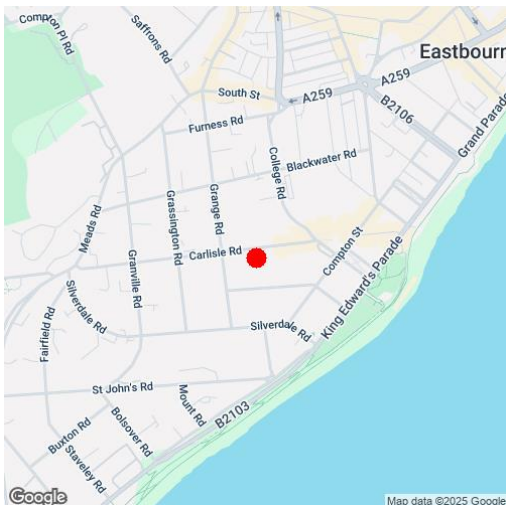
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



An exceptionally well presented two double bedroom ground floor flat located in the Devonshire quarter just a stone's throw from the Towner Gallery, theatres and seafront. This delightful property is offered to the market chain free and is located at the rear of this modern and well maintained block and faces south hence boasting bright and airy accommodation overlooking the well maintained communal gardens. Accommodation comprises communal entrance hall, large private entrance hall with built in storage cupboards, sitting/dining room with doors opening to a private balcony with views over the communal gardens, modern kitchen, two double bedrooms, modern shower room/wc and further en-suite shower room/wc accessed from the main bedroom. There is the remainder of a 999 year Lease as well as a share of the freehold. White Gables is set within well kept grounds and residents have access to the open green space of the adjacent Jevington Gardens. The building has recently had the benefit of a new video entry phone system and additional benefits include double glazing, gas central heating and an allocated parking space within the secure gated under croft car park.







#### At a Glance:

- Two bedroom ground floor flat
- Close to the Towner Gallery, theatres and seafront
- Chain Free
- Bright and well presented accommodation throughout
- Set within well maintained communal gardens
- Modern kitchen
- Stylish shower room and further en-suite shower room
- Allocated parking space within secure car park
- Share of Freehold and remainder of 999 year Lease
- Double glazed and gas central heating

#### Accommodation:

**COMMUNAL ENTRANCE HALL**

**SPACIOUS PRIVATE ENTRANCE HALL**

**SITTING ROOM**

17'0" (5.18m) x 14'8" (4.47m)

**SOUTH FACING SUN BALCONY**

**KITCHEN**

11'2" (3.4m) x 6'4" (1.93m)

**BEDROOM 1**

14'6" (4.42m) x 10'2" (3.1m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'2" (3.4m) x 7'0" (2.13m)

**SHOWER ROOM**

**OUTSIDE:**

**WELL KEPT COMMUNAL GARDENS**

**PRIVATE ALLOCATED UNDER CROFT PARKING SPACE**

**LEASE:**

999 years from 1986 Share of Freehold

**MAINTENANCE CHARGE:**

£2,972 per annum

**SUB-LETTING:**

6 months minimum

**COUNCIL TAX:**

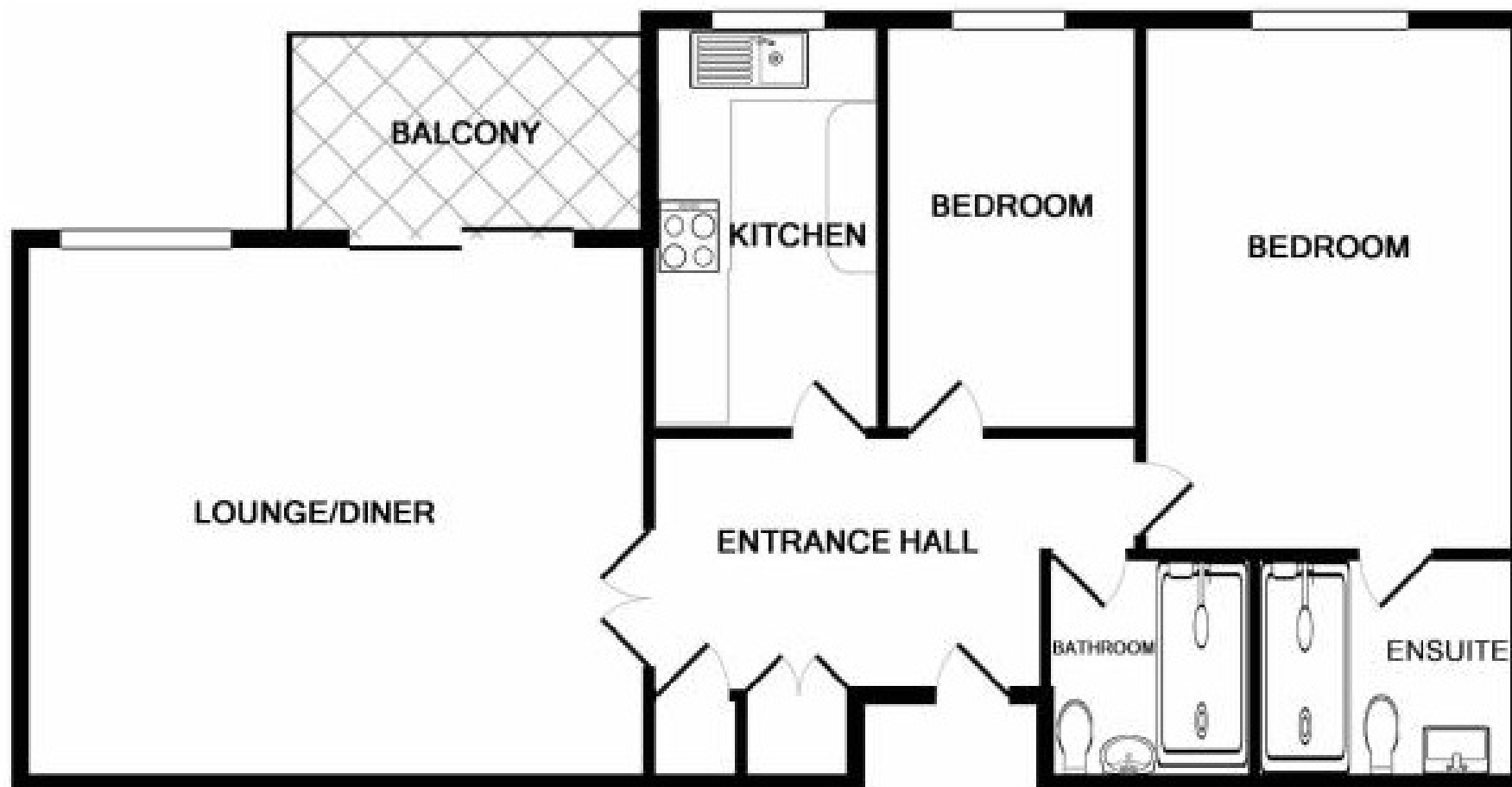
Band 'D'

**EPC:**

'C'

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





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**

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

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