



22 Rustington Court, St Johns Road, Eastbourne, BN20 7HS

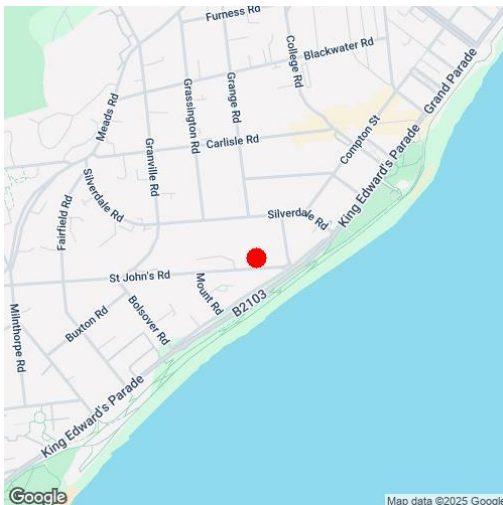
Price £385,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A wonderfully spacious two bedroom apartment on the fifth floor of the prestigious Rustington Court development just behind Meads seafront affording sensational views to The English Channel and The South Downs. The generous accommodation includes a beautifully bright 30' x 18' living room with floor to ceiling windows and access to a balcony, both taking full advantage of the sea views. The further accommodation comprises an entrance vestibule, a spacious hallway, a kitchen, two bedrooms (the master having an en suite bathroom and balcony with views towards The South Downs) and a family bathroom. Other benefits include gas central heating, sealed unit double glazing, a secure undercover parking space and delightful communal gardens to the front and rear. There is also a great sense of community in the block. Enviably located in the much favoured Meads area of Eastbourne, the seafront is within a couple of hundred yards, whilst Eastbourne town centre and the Meads village shopping facilities are both approximately a half mile away. Additionally, the Compton Street shops, including a delicatessen and a pharmacy are just a 5 minute walk away. The property is available with no onward chain.





At a Glance:

- Glorious sea and downland views
- Fifth floor apartment
- Two bedrooms
- 30'x18' sitting room/dining room
- Two bathrooms
- Underground parking
- Communal gardens
- Chain free



Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS OR LIFT TO FIFTH FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM / DINING ROOM

30'2" (9.19m) x 18'6" (5.64m) door to:

SUN BALCONY

KITCHEN

9'10" (3m) x 9'0" (2.74m)

BEDROOM 1

17'0" (5.18m) Max x 11'6" (3.51m) door to:

SUN BALCONY

EN SUITE BATHROOM

BEDROOM 2

11'8" (3.56m) x 9'2" (2.79m)

FAMILY BATHROOM

SPACIOUS STORAGE CUPBOARD

6'5" (1.96m) x 5'0" (1.52m)

OUTSIDE:

UNDERGROUND PARKING SPACE

number 22

DELIGHTFUL COMMUNAL GARDENS

LEASE:

999 years from 25 December 1976 (Share of Freehold)

MAINTENANCE:

£3861 per annum to include water and sewerage charges

GROUND RENT:

Peppercorn

PETS:

to be confirmed

LETTING:

to be confirmed

COUNCIL TAX:

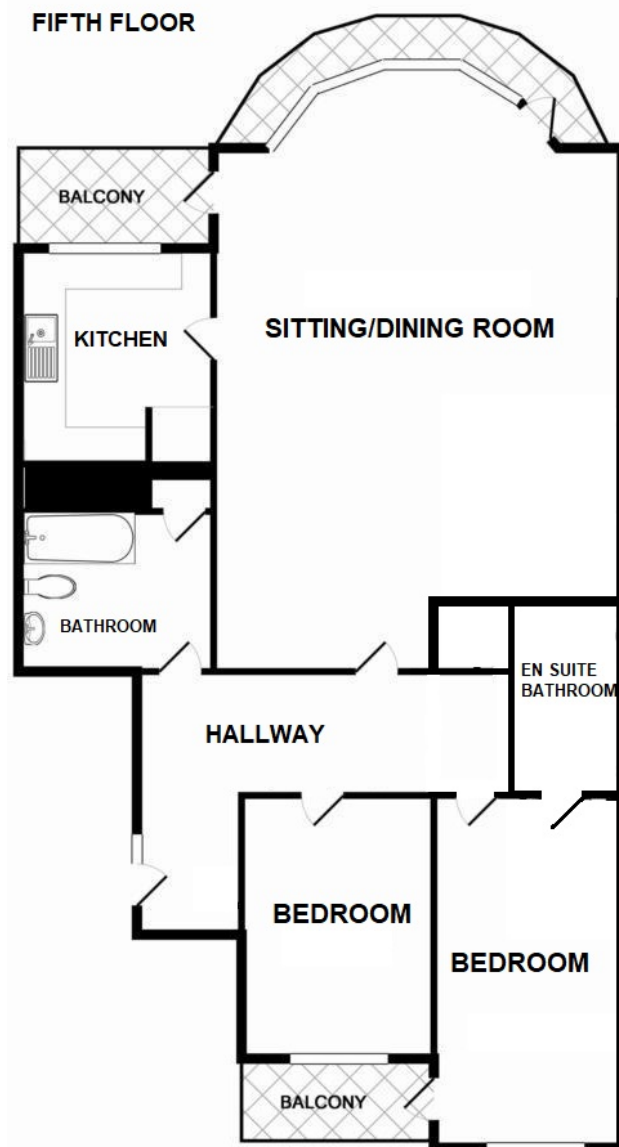
Band 'F'

EPC:

'B'

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

FIFTH FLOOR



TOTAL APPROX. FLOOR AREA 1166 sq. ft (108.3 sq.m)

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.

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