



Flat 4 Lea House, 1 Mill Road, Eastbourne, BN21 2LY

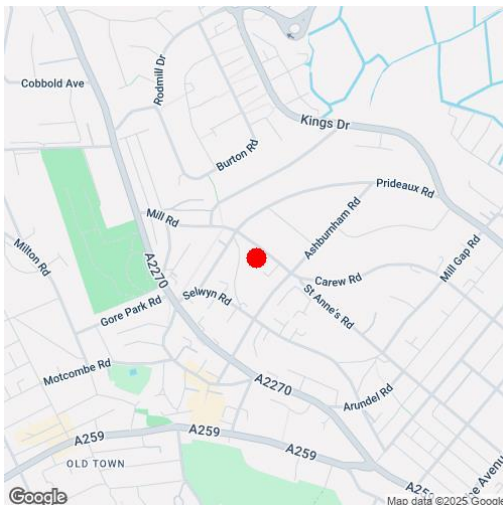
Price £220,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well appointed and newly decorated ground floor apartment forming part of a relatively modern purpose-built development, within 1 mile of Eastbourne town centre in the Upperton area of Eastbourne. The apartment provides well proportioned accommodation that includes a generous living room with casement doors opening onto a small patio and area of communal garden. The principal bedroom has fitted wardrobes and a modern en-suite shower room, whilst the second bedroom is served by an equally well appointed bathroom. The kitchen has a range of high gloss wall and base units together with an integrated electric oven and gas hob. The living room and principal bedroom both enjoy a bright southerly aspect and other benefits include gas central heating, sealed unit double glazing, a garage and residents` parking.





At a Glance:

- No onward chain
- Newly decorated and well appointed throughout
- Generous southerly facing living room
- Fitted kitchen with oven and hob
- Re-fitted en-suite shower room and bathroom
- Garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

COMMUNAL FRONT DOOR

FRONT DOOR

to:

HALL

LIVING ROOM

17'0" (5.18m) x 15'4" (4.67m) Into Recess

KITCHEN

8'0" (2.44m) x 7'0" (2.13m)

BEDROOM 1

12'6" (3.81m) x 10'9" (3.28m)

EN-SUITE SHOWER ROOM

BEDROOM 2

9'0" (2.74m) x 7'9" (2.36m)

BATHROOM/WC

OUTSIDE:

GARAGE

and residents' parking

SMALL COMMUNAL GARDENS

LEASE:

approximately 965 years remaining

SERVICE CHARGE:

to be confirmed

PETS:

to be confirmed

SUB-LETTING:

allowed

COUNCIL TAX:

Band 'C'

EPC:

Band 'C'

(All details relating to 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 ^{website}

sales@leaperstanbrook.co.uk ^{email}