



15 The Moorings, St.Johns Road, Eastbourne, BN20 7NL

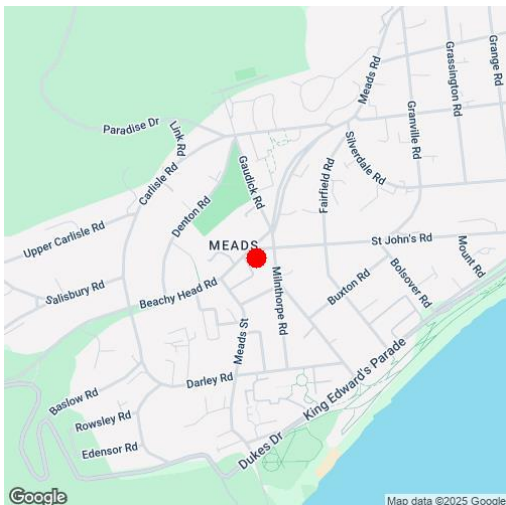
Guide Price £280,000 - £300,000 | Share of Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An immaculately presented fourth floor apartment within the much favoured Moorings development in the heart of Meads. The property offers spacious accommodation and enjoys spectacular views towards the sea. The generous accommodation comprises a communal entrance hall with stairs and lift to the fourth floor, an entrance hall, a sitting room/dining room, a newly fitted kitchen with integral hob, extractor, oven, microwave, fridge/freezer, washing machine and dishwasher, two double bedrooms, a beautifully fitted shower room and a separate cloakroom. The property also has a garage in a block near by. The apartment is conveniently located in the heart of Meads and shopping facilities & restaurants are within a few hundred yards, whilst the seafront is only a little further. An internal inspection is essential to appreciate the merits of this superior apartment.





At a Glance:

- Fourth floor apartment
- Two double bedrooms
- Fully fitted kitchen
- Sitting room/dining room
- Superb sea views
- Garage
- Chain free

Accommodation:

COMMUNAL FRONT DOOR

LIFT AND STAIRS TO FOURTH FLOOR

ENTRANCE HALL

SITTING ROOM / DINING ROOM

25'6" (7.77m) x 14'2" (4.32m)

FULLY FITTED KITCHEN

10'6" (3.2m) x 8'3" (2.51m) with integrated hob, extractor, oven, microwave, fridge/freezer, washing machine and dishwasher

BEDROOM 1

14'4" (4.37m) x 10'11" (3.33m)

BEDROOM 2

14'2" (4.32m) x 10'8" (3.25m)

LUXURY SHOWER ROOM

SEPARATE CLOAKROOM

OUTSIDE:

GARAGE

in block to side

RESIDENTS' AND VISITORS' PARKING AREA

LEASE:

999 years from 2005 (Share of Freehold)

MAINTENANCE:

£675 per quarter

PETS:

not allowed

SUB-LETTING:

not allowed

EPC:

'B'

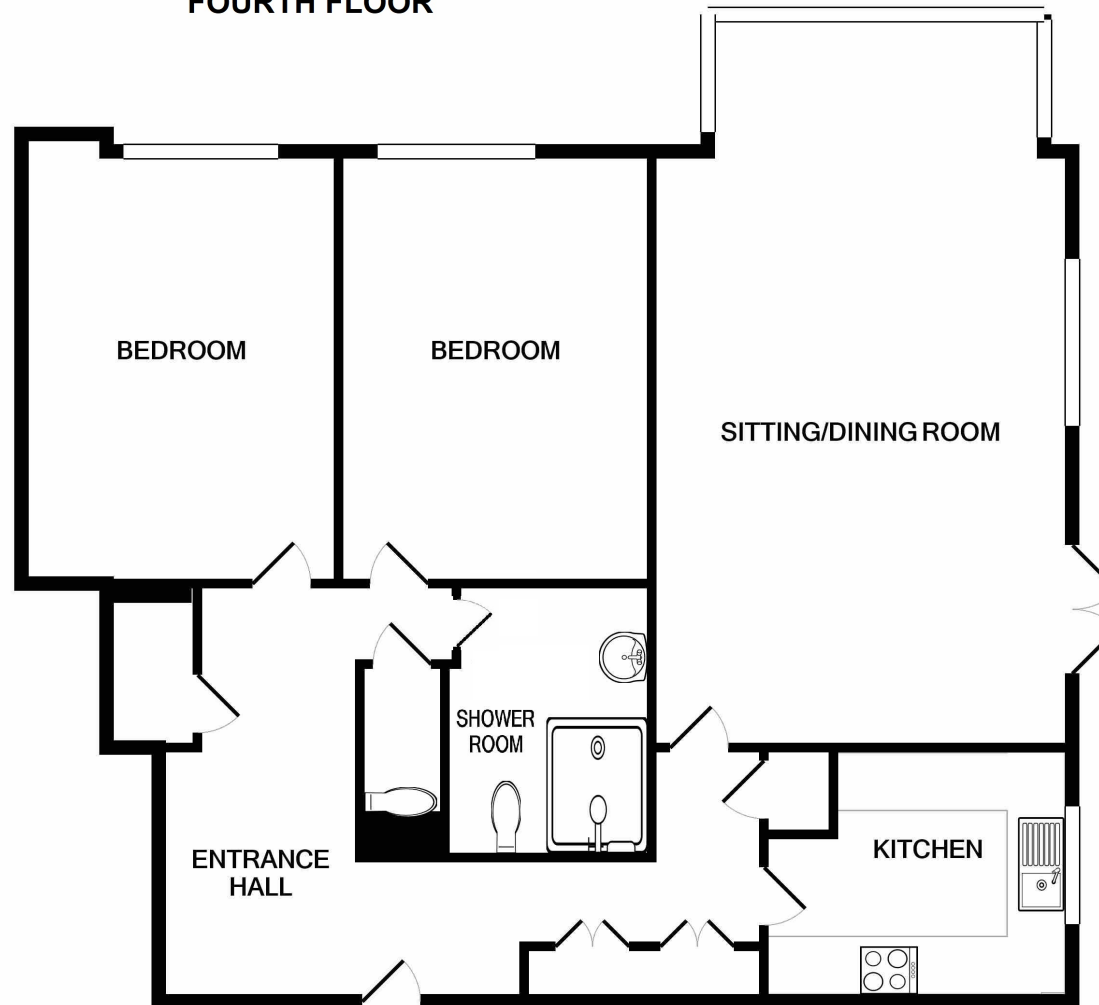
COUNCIL TAX:

Band 'D'

(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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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}