



Flat 3 Vernon Lodge, 6 Spencer Road, Eastbourne, BN21 4PA

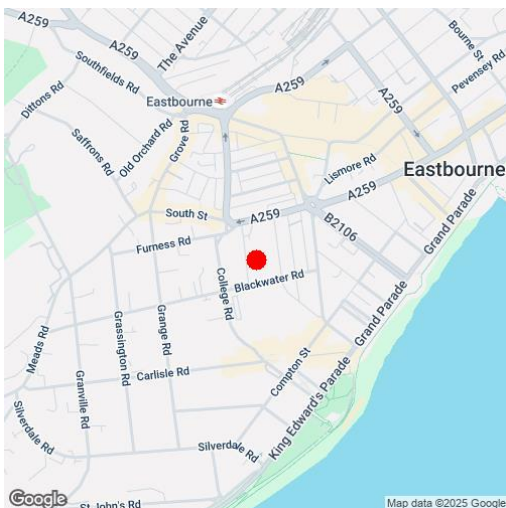
Price £140,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A pleasant one bedroom flat located on the ground floor of this well maintained purpose built block conveniently located close to Eastbourne town centre, train station, theatres and seafront. This delightful flat enjoys accommodation comprising communal entrance hall, private entrance hall, sitting room, kitchen with range of work surface, matching wall and base units plus inset sink with mixer tap, one double bedroom and shower room/wc with shower cubicle, wash hand basin, low level wc and tiled walls. The property has the benefit of a share of the freehold plus the remainder of a 999 year lease. Additional benefits include double glazing and electric heating. Vernon Lodge is conveniently located within close proximity to a number of excellent theatres as well as the Devonshire Park Tennis club and Towner gallery. Eastbourne town centre, train station and seafront are also within walking distance. The buildings roof has recently been replaced.





At a Glance:

- One bedroom ground floor flat
- Close to town centre, theatres, seafront and Devonshire Park tennis club
- Sitting room
- Kitchen
- Shower room
- Remainder of 999 year lease
- Share of freehold
- Double glazed and electric heating

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

14'9" (4.5m) x 9'9" (2.97m)

KITCHEN

7'9" (2.36m) x 5'2" (1.57m)

BEDROOM

9'8" (2.95m) x 8'9" (2.67m)

SHOWER ROOM

LEASE:

remainder of 999 year Lease (Share of Freehold)

MAINTENANCE:

£393 per quarter

PETS:

Allowed

LETTING:

Not allowed

COUNCIL TAX:

Band 'A'

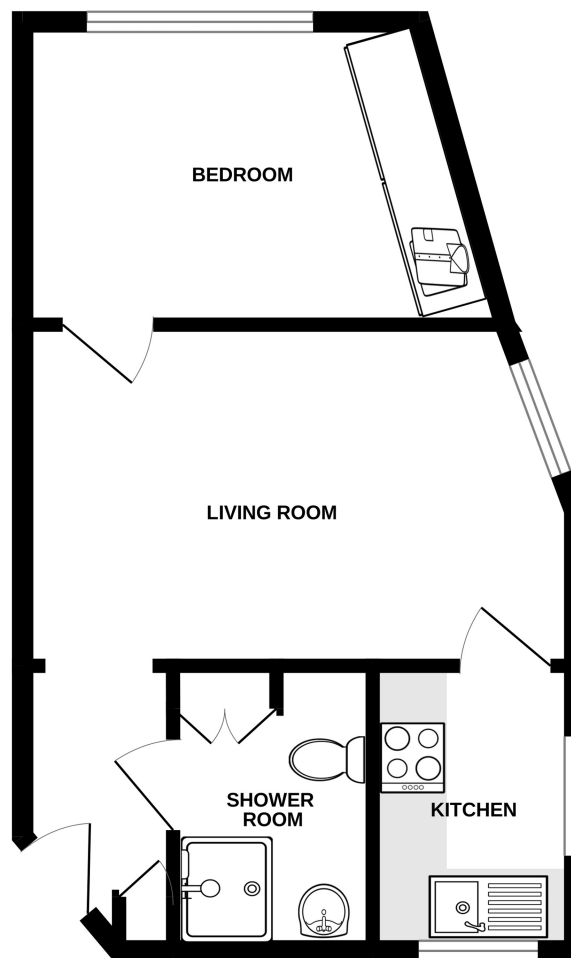
EPC:

'E'

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



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.

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.
Made with Metropix ©2025

Ref: 3

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

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk