



Flat 4, 16 Denton Road, Eastbourne, BN20 7ST

Price £447,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A beautifully presented three bedroom flat located on the second floor of a handsome detached Victorian house bursting with character and charm within the much sought after Meads area of Eastbourne. This delightful property boasts bright and spacious accommodation with many original period features such as high ceilings, attractive covings and stain glass windows and enjoys accommodation comprising communal entrance hall, private entrance hall leading to large reception hall/living room, large well appointed kitchen/diner with a comprehensive range of matching wall and base units, useful utility room with space and plumbing for washing machine and housing gas boiler, there are three excellent size bedrooms along with two luxurious bathrooms. Warley Lodge is an attractive Victorian detached house arranged as just four flats and is conveniently located within close proximity to Meads village with its variety of shops, cafes and amenities. The picturesque seafront is nearby and there is easy access to the South Downs National Park. The property benefits from a share of the freehold and a long lease.







## At a Glance:

- Spacious three bedroom flat
- Attractive Victorian building
- Popular Meads location
- Large Kitchen/diner
- Reception area/living room
- Many period features
- Two well appointed bathrooms
- Share of freehold and long lease
- Gas central heating

## Accommodation:

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

RECEPTION AREA / LIVING ROOM  
15'5" (4.7m) x 13'5" (4.09m)

KITCHEN / DINER  
17'9" (5.41m) x 14'10" (4.52m)

UTILITY ROOM

BEDROOM 1  
17'7" (5.36m) x 15'7" (4.75m)

BEDROOM 2  
18'2" (5.54m) x 13'0" (3.96m)

BATH / SHOWER ROOM

INNER HALLWAY

BEDROOM 3  
9'2" (2.79m) x 7'10" (2.39m)

SECOND BATHROOM

## LEASE:

999 years from 25 December 1978 (Share of Freehold)

## MAINTENANCE:

£187 per month

## GROUND RENT:

Nil

## PETS:

Allowed

## LETTING:

Allowed

## COUNCIL TAX:

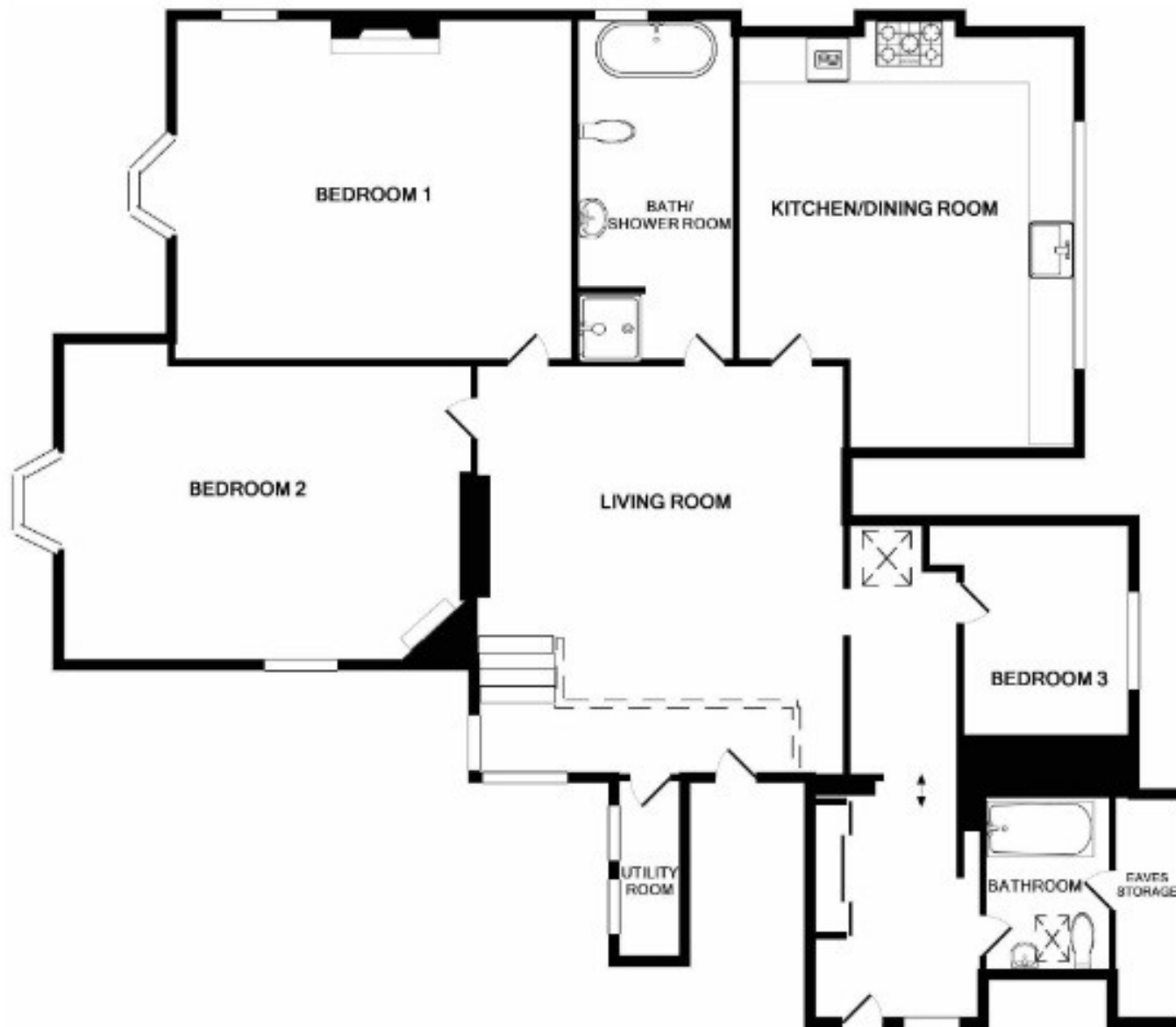
Band 'C'

## EPC:

'E'

(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.

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