



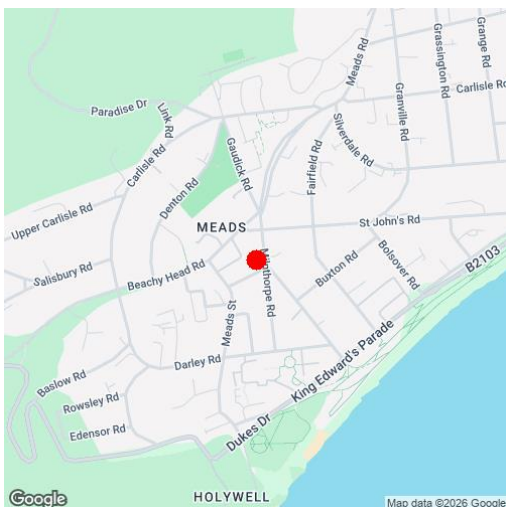
Flat 1 Stony Down, 8 Milnthorpe Road, Eastbourne, BN20 7NN
Price £395,000 | Share of Freehold. Three Bedroom Ground Floor Flat
Over 1,000 sq ft

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious three bedroom ground floor flat within a charming period building which is set in well maintained walled gardens located within the heart of the ever popular Meads area of Eastbourne and just a stone's throw from Meads high street. This delightful property boasts an abundance of character and original features with all the principal rooms and private veranda overlooking the attractive gardens. Accommodation comprises communal entrance hall, private rear entrance hall, sitting/dining room, modern kitchen with range of matching wall and base units, three good size bedrooms, a shower room and wc plus an additional separate wc. The property comes with a share in the freehold and the remainder of a 999 year lease. There is the additional benefit of gas central heating. Stony Down is set within well kept private gardens and is located within walking distance of Meads seafront, Beachy Head and South Downs National Park. There are leisure facilities close by with a health & fitness centre, swimming pool, tennis club and bowling club all within walking distance with Eastbourne town centre and train station approximately a mile away.





At a Glance:

- Spacious three bedroom ground floor flat over 1000 sq ft
- Set in well maintained walled gardens
- Original period features with 11 foot high ceilings
- Close to Meads high street and seafront
- Sitting/dining room
- Modern kitchen
- Shower room/wc plus a separate wc
- Private veranda
- Share of freehold plus remainder of 999 year lease
- Gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

19'2" (5.84m) Max x 10'9" (3.28m) with floor to ceiling windows

KITCHEN

13'4" (4.06m) x 6'3" (1.91m) with direct rear access

BEDROOM 1

16'9" (5.11m) Max x 15'9" (4.8m) with fitted wardrobes

BEDROOM 2 / SNUG

13'7" (4.14m) x 12'0" (3.66m)

BEDROOM 3

9'7" (2.92m) x 7'4" (2.24m)

SHOWER ROOM / WC

SEPARATE WC

OUTSIDE:

WELL MAINTAINED COMMUNAL GARDENS

with private shed

LEASE:

Remainder of 999 years.

MAINTENANCE:

£3,300 per year. (Share of Freehold)

GROUND RENT:

Nil

PETS:

Not allowed

LETTING:

Not allowed

COUNCIL TAX:

Band 'C'

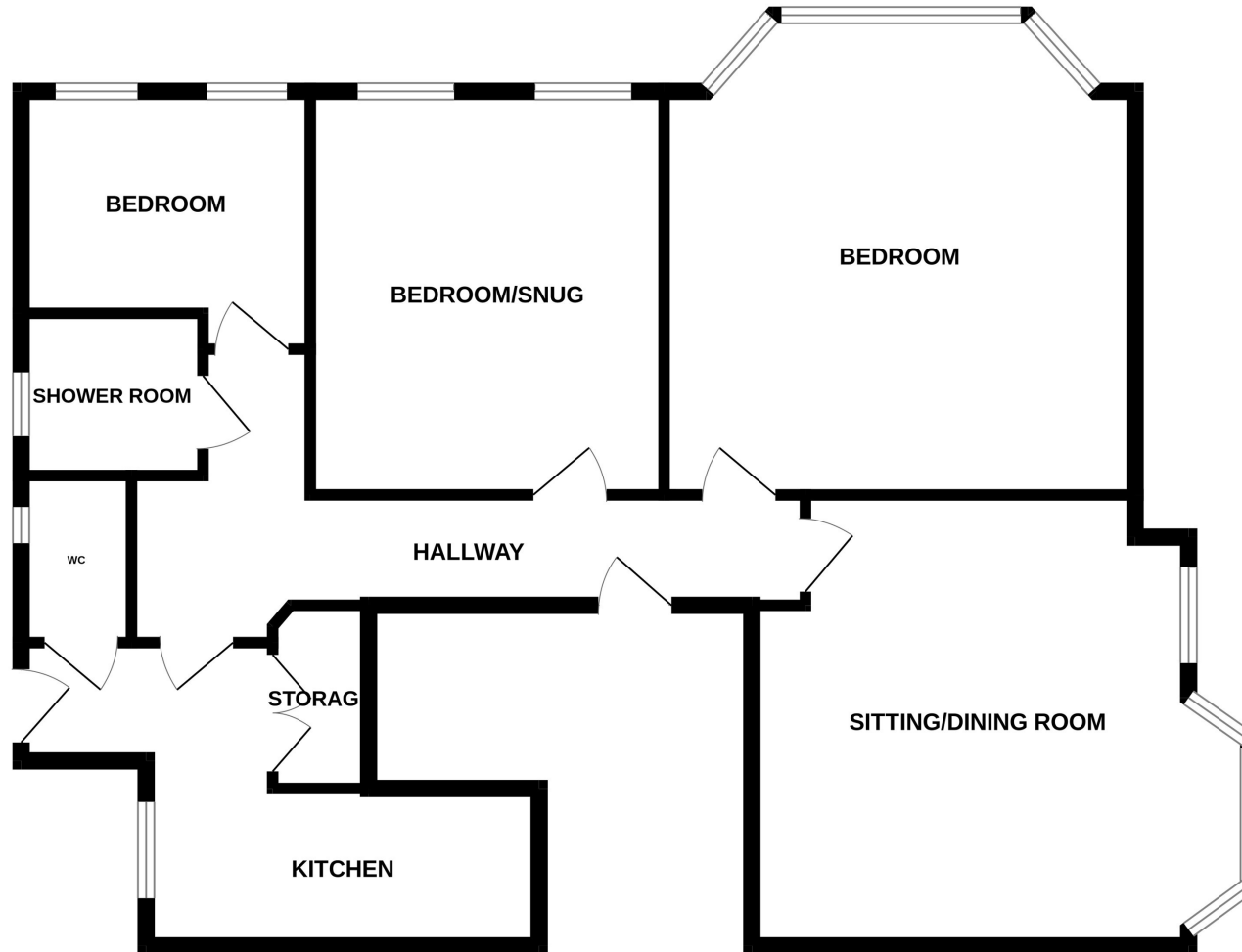
EPC:

'D'

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



GROUND FLOOR



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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