



Flat 3, 9 St Annes Road, Eastbourne, BN21 2AJ

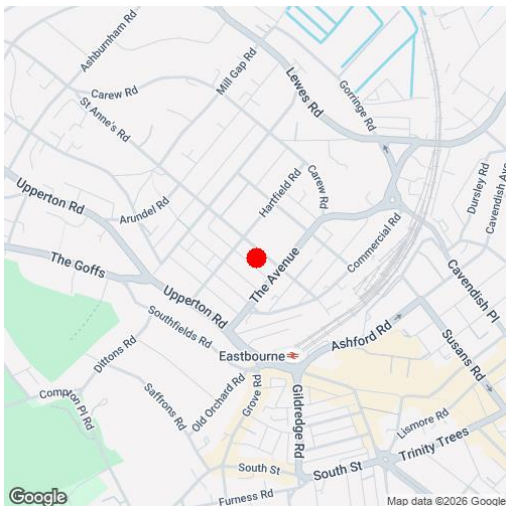
Price £260,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious two double bedroom flat located on the first floor of this charming period building in the popular Upperton area of Eastbourne with pleasant outlook over the green space of Hartfield Square. This delightful property boasts bright and spacious accommodation and enjoys many original features such as high ceilings, attractive fireplace and decorative covings. Accommodation comprises communal entrance hall, private entrance hall, large sitting/dining room, modern kitchen with range of matching wall and base units in addition to areas of work surface and inset sink, there are two good size double bedrooms along with a well appointed bathroom with suite comprising panelled bath, wash hand basin, low level wc and partly tiled walls. There is the added benefit of night storage heaters. The property is conveniently located just a short distance to Eastbourne mainline train station which provides excellent links to London, Gatwick and Brighton. Eastbourne's town centre and picturesque seafront are also within easy reach. The property is offered to the market chain free





At a Glance:

- Spacious two bedroom first floor flat
- Popular Upperton area
- Chain Free
- Attractive period building with many original features
- Spacious sitting/dining room
- Modern kitchen and bathroom
- Outlook over Hartfield Square
- Close to train station, town centre and seafront
- High ceilings and decorative covings
- Night storage heaters

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM
21'5" (6.53m) x 13'5" (4.09m)

KITCHEN
12'6" (3.81m) x 8'1" (2.46m)

BEDROOM 1
16'7" (5.05m) x 9'5" (2.87m)

BEDROOM 2
12'2" (3.71m) x 9'5" (2.87m)

BATHROOM

LEASE:
999 years from 29 September 2007 (Share of Freehold)

MAINTENANCE:
£750 a year

GROUND RENT:
n/a

PETS:
not allowed

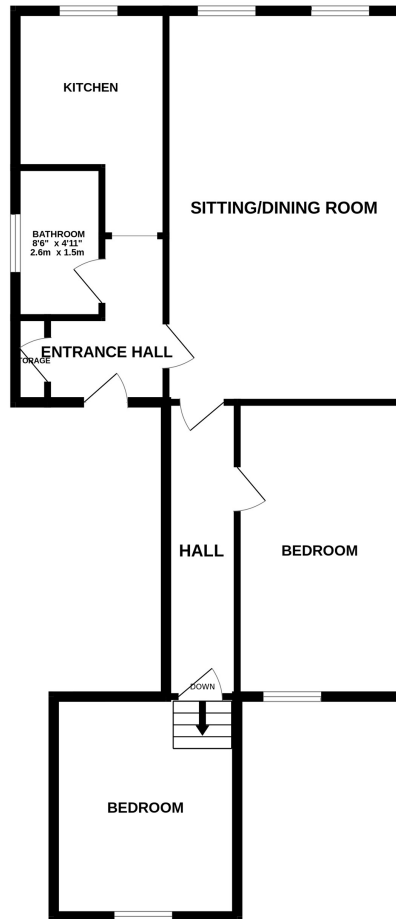
LETTING:
allowed, however no short term lets eg: Airbnb etc

COUNCIL TAX:
Band 'B'

EPC:
'E'

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





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 ©2020

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.



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