



4 St Gabriel House, 4 Darley Road, Eastbourne, BN20 7GB

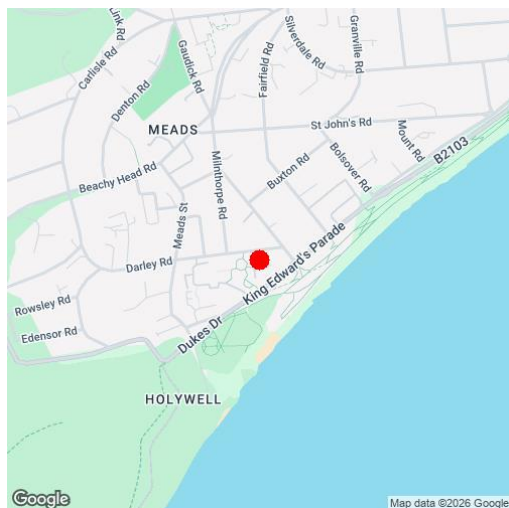
Price £475,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
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A delightful and immaculately presented two bedroom ground floor apartment within St Gabriel House which forming part of the prestigious All Saints development just behind Meads seafront built by well renowned house builders Berkeley Homes in 2007. This wonderful apartment is presented to the market in excellent condition and boasts accommodation comprising communal entrance hall, spacious private entrance hall with large storage cupboard, bright and airy open plan sitting/dining room and kitchen with double aspect, a range of modern wall and base units and integral appliances. There are double doors which open onto an excellent size terrace which takes advantage of pleasant views over the immaculately kept communal gardens. There are two double bedrooms both with built in storage with the main bedroom benefiting from a stunning bath/shower room/WC and there is a further modern shower room/WC located off the entrance hall. The development is accessed via secure electronically operated gates and there is an allocated parking space located in the secure underground car park. The property enjoys underfloor heating and double glazing throughout. Meads picturesque seafront and high street are just a short walk away and Eastbourne town centre and train station are approximately a mile away.





At a Glance:

- Immaculately presented two bedroom ground floor apartment
- Popular All Saints development by Berkeley Homes
- Open plan sitting room, dining room and modern kitchen
- Two double bedrooms with built in wardrobes
- Excellent size terrace
- Secure underground car parking space
- Close to Meads seafront and high street
- Modern shower room plus en-suite bath/shower room
- Underfloor heating
- Double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

OPEN PLAN SITTING/DINING/KITCHEN ROOM

23'7" (7.19m) x 16'3" (4.95m)

TERRACE/BALCONY

BEDROOM 1

15'8" (4.78m) x 15'5" (4.7m)

EN-SUITE BATH/SHOWER ROOM

BEDROOM 2

11'9" (3.58m) x 9'1" (2.77m)

SHOWER ROOM

OUTSIDE:

COMMUNAL GARDENS

SECURE UNDERGROUND PARKING SPACE

LEASE:

125 years from 1st July 2007

MAINTENANCE:

Maintenance charge for period 1/1/26 - 31/12/26 - £3106.23

GROUND RENT:

Annual ground rent £412

PETS:

Management approval required

SUB-LETTING:

With freeholders approval

COUNCIL TAX:

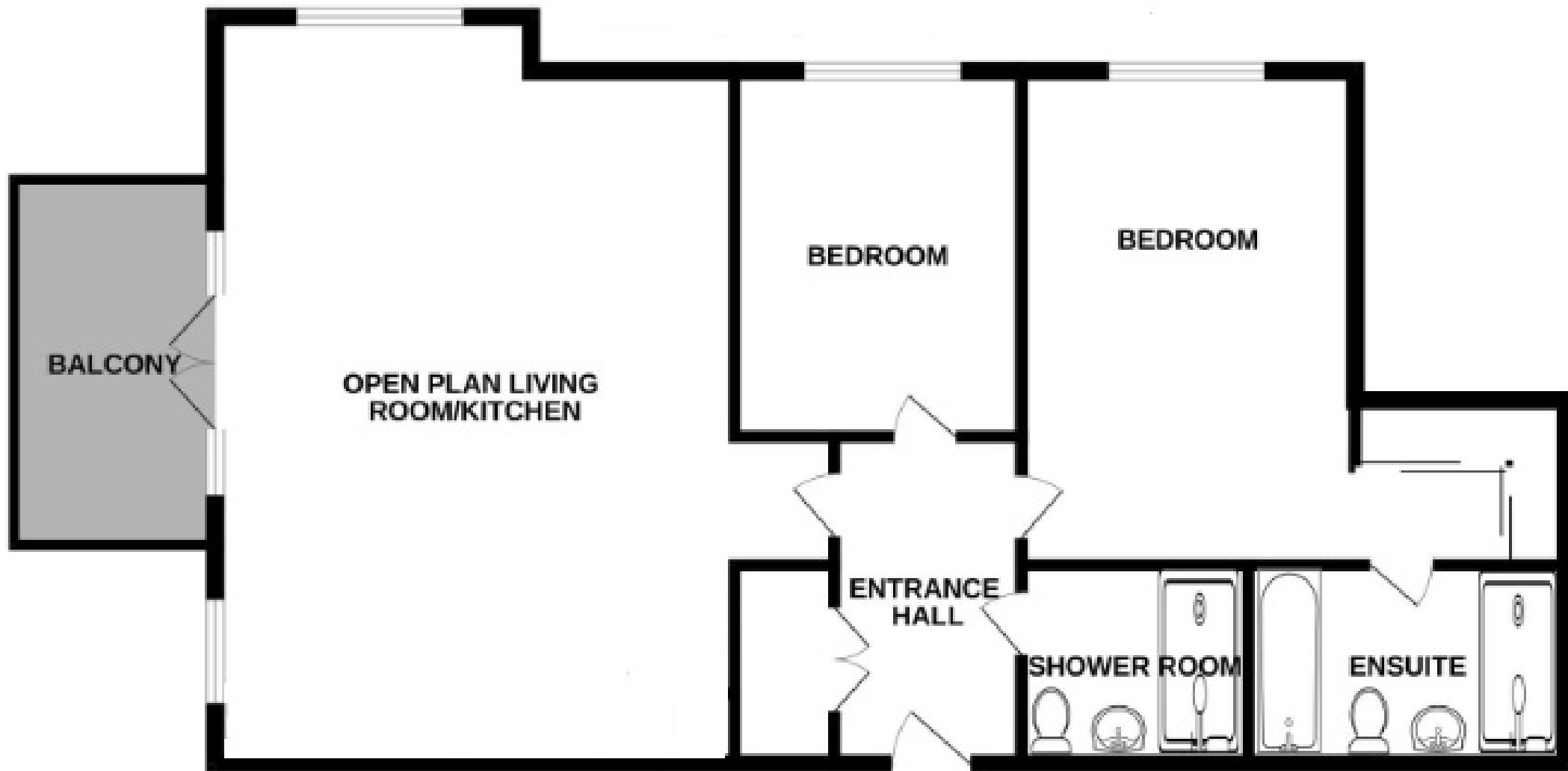
Band "F"

EPC:

"C"

(All details concerning the terms of the Lease and outgoing 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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