



14 St Saviour House, 2 Darley Road, Eastbourne, BN20 7GA

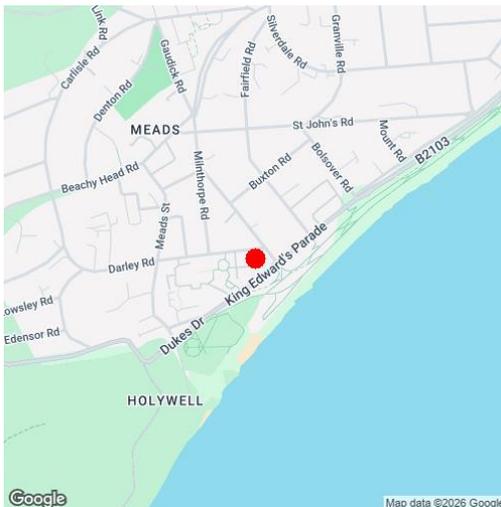
Price £560,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A beautifully presented two double bedroom second floor flat located within the exclusive All Saints development built by well renowned house builder Berkeley Homes and boasting magnificent views towards the sea. This stunning apartment is presented to an exceptional standard and is offered to the market chain free. The property boasts bright and spacious accommodation throughout comprising communal entrance hall with stairs and passenger lift to all floors, spacious private entrance hall, double aspect sitting/dining room with doors opening to a large balcony with gorgeous sea views. There is a modern fitted kitchen/breakfast room with range of built in appliances, areas of work surface, stylish wall and base units and sink. There are two excellent size double bedrooms with the main bedroom enjoying built in wardrobes and a modern en-suite bath/shower room. There is a further well appointed shower room located off the hall. The building is set within immaculate park like communal gardens and there is the added convenience of a secure gated underground car parking space. The All Saints development is situated adjacent to Eastbourne's picturesque seafront and is just a stone's throw from Meads high street with its variety of independent shops, cafes and restaurants.





#### At a Glance:

- Beautifully presented two bedroom second floor flat
- Stunning views towards the sea
- Double aspect sitting/dining room
- Large balcony
- Exclusive All Saints development by Berkeley Homes
- Modern fitted kitchen/breakfast room
- Shower room plus en-suite bath/shower room
- Secure parking space
- Close to Meads village and seafront
- Chain Free

#### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING/DINING ROOM**

17'8" (5.38m) x 17'6" (5.33m)

**LARGE BALCONY**

**KITCHEN/BREAKFAST ROOM**

10'8" (3.25m) x 10'4" (3.15m)

**BEDROOM 1**

18'0" (5.49m) x 13'0" (3.96m) (with dressing area)

**EN-SUITE BATH/SOWER ROOM**

**BEDROOM 2**

13'0" (3.96m) x 10'8" (3.25m)

**SHOWER ROOM**

**OUTSIDE:**

**SECURE ALLOCATED PARKING SPACE.**

**LEASE:**

999 years from 2007

**MAINTENANCE:**

Approx £3,200 per annum.

**GROUND RENT:**

Nil (Share of Freehold)

**SUB-LETTING:**

Allowed

**PETS:**

Allowed with consent

**COUNCIL TAX:**

Band "G"

**EPC:**

Band "B"

(All details concerning the terms of the lease and 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.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)