



7 Badgers Court, 3 St Johns Road, Eastbourne, BN20 7LQ

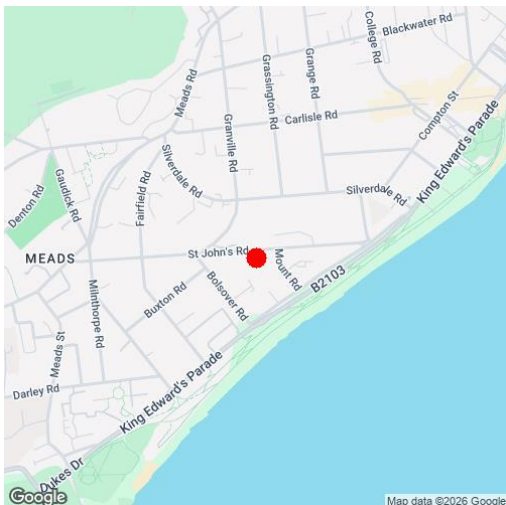
Price £225,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly bright two bedroom apartment forming part of a modern development within 300 yards of Meads seafront. The apartment has been thoughtfully designed with all of the principal rooms arranged at the rear taking advantage of the southerly aspect over the delightful communal gardens. The apartment is situated on the first floor and can be accessed by lift from both the communal entrance hall and from the undercover parking area. The living accommodation comprises a generous living room with large bay window, and a fitted kitchen with an integrated oven, hob and fridge/freezer. The principal bedroom has an ensuite shower room whilst the second bedroom provides access to the southerly facing balcony and is served by a separate bathroom. Other benefits include gas central heating and sealed unit double glazing, together with a share in the freehold. Badgers Court enjoys a favoured location in the heart of Meads with the seafront and Meads Street shopping facilities, cafes and restaurants within a few hundred yards. The apartment is available with no onward chain and is highly recommended for inspection.





At a Glance:

- Prime Meads location
- Principal rooms enjoying a bright southerly aspect
- Undercover parking space with direct lift access
- Two bath/shower rooms
- Balcony
- Sealed unit double glazing
- Gas central heating
- No onward chain



Accommodation:

PASSENGER LIFT AND STAIRS TO FIRST FLOOR

HALL

LIVING ROOM

17'3" (5.26m) Into Bay x 14'3" (4.34m)

KITCHEN

12'0" (3.66m) x 5'6" (1.68m)

BEDROOM 1

12'0" (3.66m) Into Bay x 10'9" (3.28m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'0" (3.66m) x 8'9" (2.67m)

BALCONY

Off bedroom 2

BATHROOM/WC

OUTSIDE

UNDERCOVER PARKING SPACE

With lift access to the first floor

DELIGHTFUL COMMUNAL GARDENS

LEASE DETAILS

LEASE LENGTH

125 years from 2000 (Share of Freehold)

GROUND RENT

Nil

SERVICE CHARGE

Approximately £1750 per annum plus an additional £1,750 per annum contribution to the reserve fund

EPC

'C'

COUNCIL TAX

Band 'D'

PETS

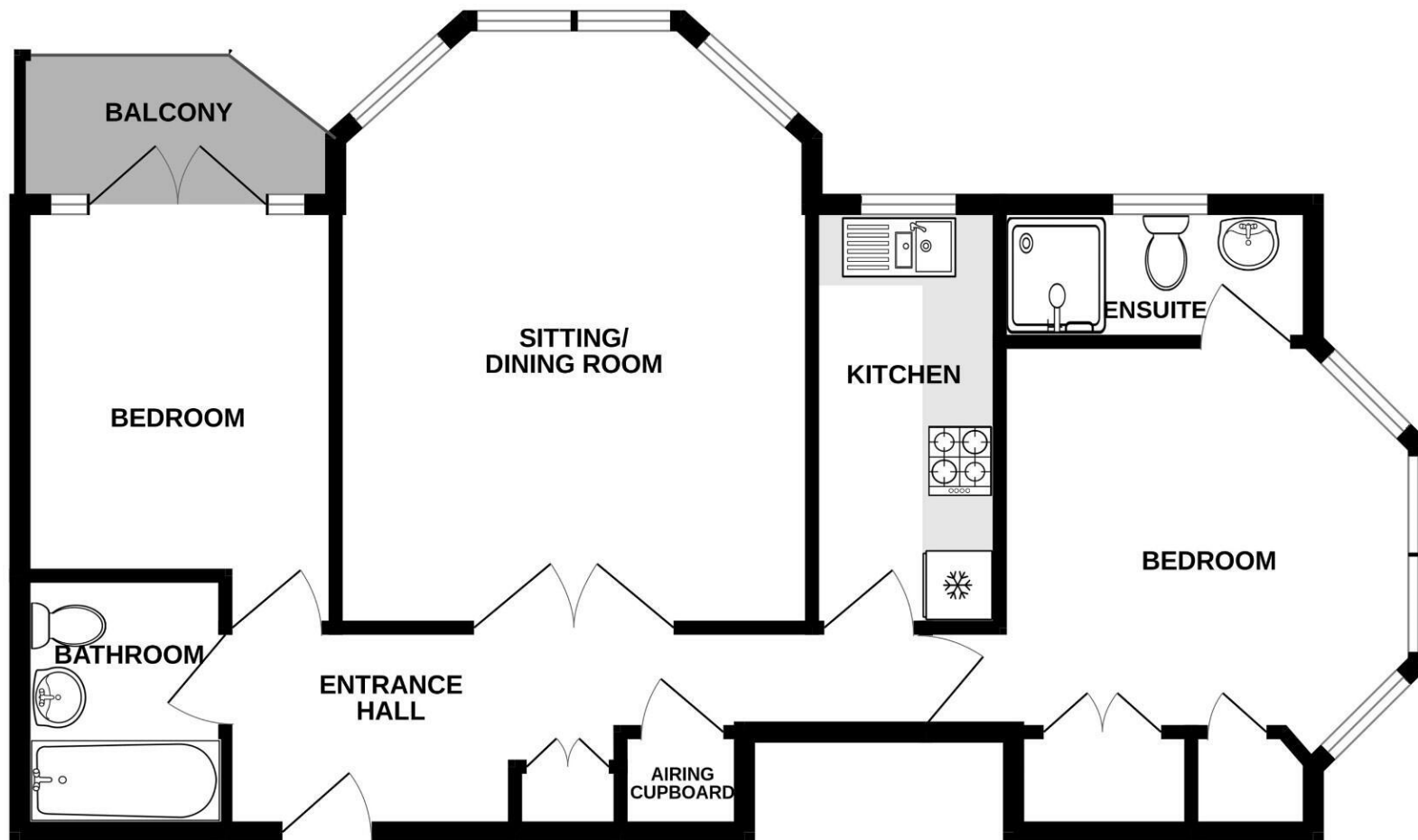
To be confirmed

SUB-LETTING

Allowed

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

1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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.

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

email
sales@leaperstanbrook.co.uk