



4 Normanhurst, 36 St Johns Road, Eastbourne, BN20 7NB

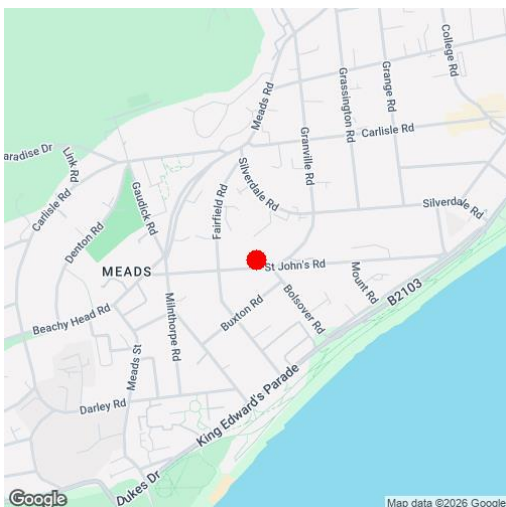
Price £375,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A four bedroom mansion style apartment occupying the entire second floor of this attractive period detached house in the much sought after Meads area of Eastbourne, located just a short walk to Meads high street and seafront. The well presented apartment enjoys a plethora of period features (including stained glass windows) and enjoys generous accommodation extending to circa 1800 sq ft comprising an entrance hall, a reception hall, a sitting room, a dining room which could be a bedroom if required, a fitted kitchen, three double bedrooms, a fourth bedroom/study, a family bathroom and a separate cloakroom. Additional benefits include gas fired central heating and stunning views to the rear over the rooftops of Eastbourne. Normanhurst is situated in the ever popular Meads area of Eastbourne close to the seafront and within walking distance to Meads high street with its variety of shops, amenities, eateries and cafes. An internal viewing is highly recommended to appreciate the many merits of this wonderful apartment.





### At a Glance:

- Spacious four/five bedroom period apartment
- Entire 2nd floor of attractive detached building
- Popular Meads location
- Large entrance hall
- Fitted kitchen
- Attractive period features including stunning stain glass windows
- Bathroom
- Separate WC
- Dining room/bedroom
- Study/bedroom

### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS TO SECOND (TOP) FLOOR

ENTRANCE HALL

RECEPTION HALL

17'2" (5.23m) x 9'2" (2.79m) Stairs down to half landing

SITTING ROOM

18'8" (5.69m) x 16'3" (4.95m)

DINING ROOM

16'3" (4.95m) x 11'2" (3.4m)

FITTED KITCHEN

14'4" (4.37m) x 10'4" (3.15m) Integrated dishwasher, space for range style cooker

MASTER BEDROOM

17'0" (5.18m) x 14'8" (4.47m)

BEDROOM 2

16'5" (5m) x 14'5" (4.39m)

BEDROOM 3

12'8" (3.86m) x 11'0" (3.35m)

BEDROOM 4/STUDY/UTILITY

14'6" (4.42m) x 7'10" (2.39m)

FAMILY BATHROOM

CLOAKROOM

LEASE

980 years remaining (Share of Freehold)

MAINTENANCE

£2,965 per year.

GROUND RENT

N/A

COUNCIL TAX

Band "D"

EPC

D

SUB-LETTING

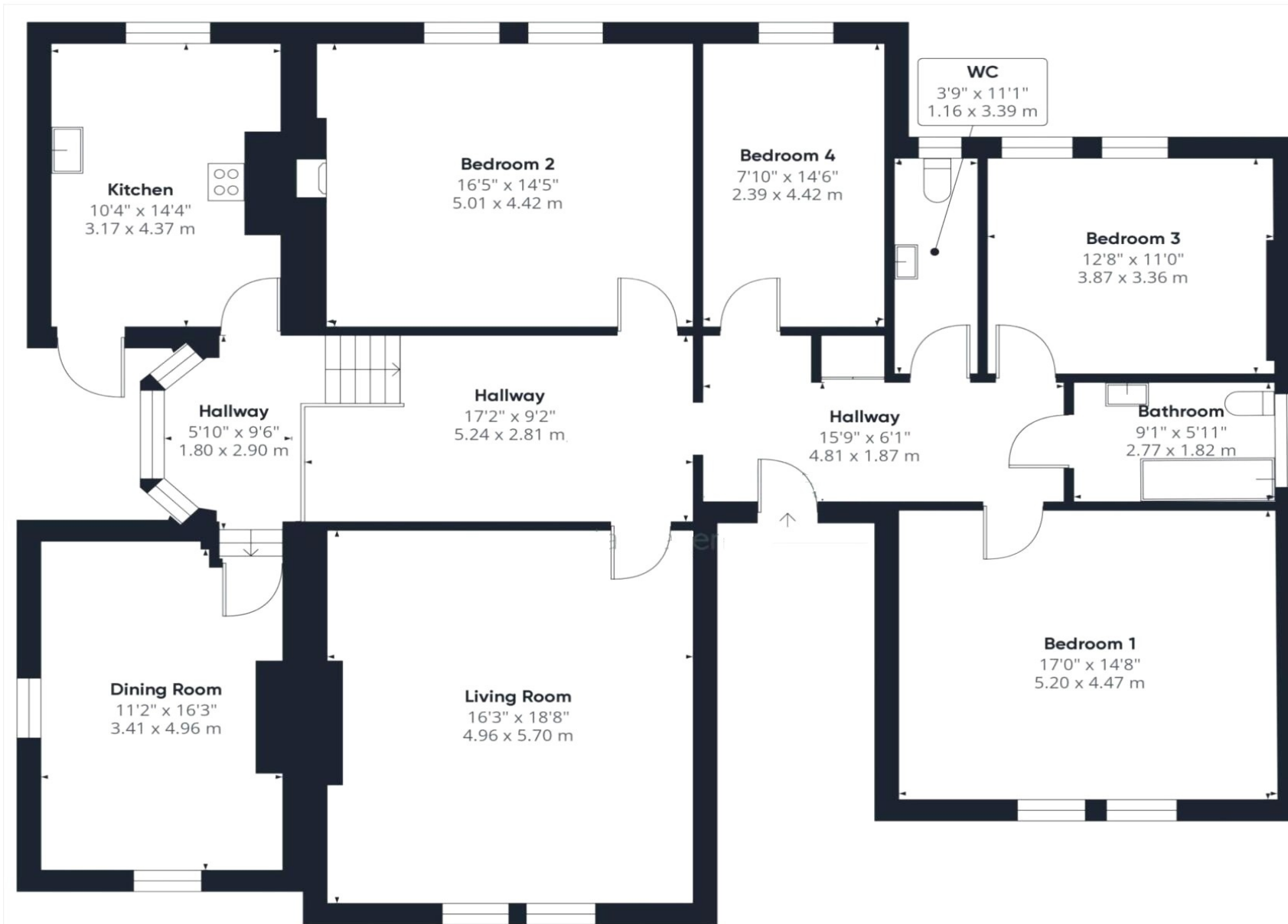
Not allowed.

PETS

With permission.

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





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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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