



7 Rydal Mount, 5 St Johns Road, Eastbourne, BN20 7JA

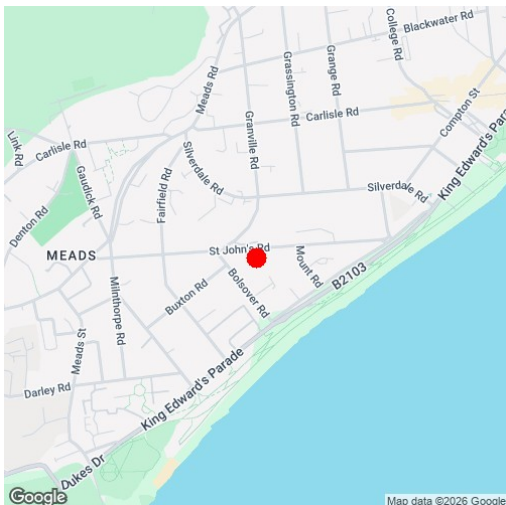
Price £235,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two double bedroom flat located on the top floor of this attractive detached building within the desirable and sought after Meads area of Eastbourne. This delightful property boasts views towards the sea from most rooms and enjoys accommodation comprising communal entrance hall, private entrance hall, sitting room, modern kitchen with range of matching wall and base units, integral oven, sink with mixer tap and breakfast bar, two excellent size double bedrooms with the well appointed shower room/WC located off the main bedroom plus there is a separate WC off the hall. Additional benefits include double glazing and gas central heating. Rydal Mount is conveniently located just a short walk to Meads high street with its variety of shops, cafes and restaurants plus the picturesque seafront is at the end of the road. Eastbourne town centre and train station are approximately a mile away.





At a Glance:

- Two double bedroom top floor flat
- Popular Meads location
- Close to seafront and Meads high street
- Beautifully presented throughout
- Modern kitchen with breakfast bar
- Modern shower room/WC
- Separate WC
- Sea views from most rooms
- Sitting room
- Gas central heating and double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS TO ALL FLOORS

PASSENGER LIFT TO FLOOR BELOW

PRIVATE ENTRANCE HALL

SITTING ROOM

16'1" (4.9m) x 13'4" (4.06m)

KITCHEN

13'7" (4.14m) x 6'10" (2.08m)

BEDROOM 1

12'3" (3.73m) x 11'2" (3.4m)

SHOWER ROOM / WC

BEDROOM 2

10'11" (3.33m) x 10'3" (3.12m)

WC

MAINTENANCE:

£1,432 per annum. After a recent AGM, an increase of 7% was agreed for 2027-2028.

LEASE:

approx 953 years remaining

GROUND RENT:

£50 per annum

PETS:

not allowed

LETTING:

not allowed

COUNCIL TAX:

Band 'B'

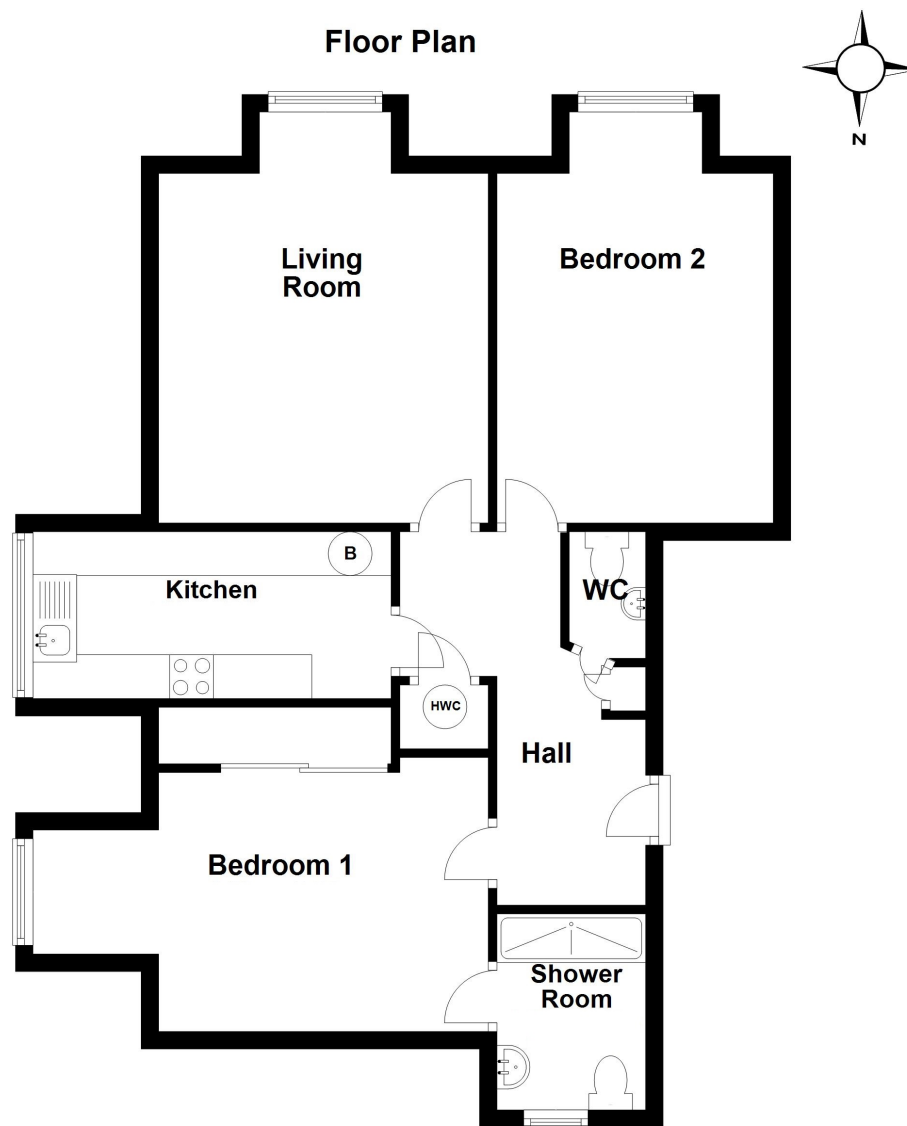
EPC:

'C'

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



Floor Plan



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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