



Garden Flat, 89 Enys Road, Eastbourne, BN21 2DX

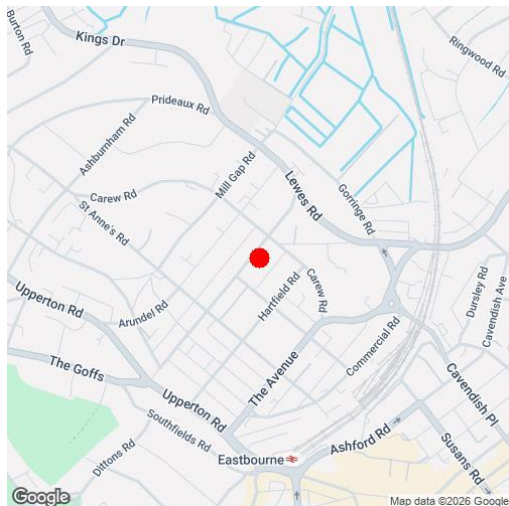
Price £435,000 | Share of Freehold

LS Leaper
Stanbrook

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01323 416716

MEADS STREET OFFICE
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A beautifully presented and exceptionally spacious two bedroom garden flat located in this attractive period building within the popular Upperton area of Eastbourne and being within easy reach of Eastbourne town centre, train station and picturesque seafront. This delightful property boasts elegant and charming decor throughout whilst retaining many original period features such as stunning original decorative tiled floor in the hallway, stripped wooden floor boards, decorative ceiling roses and coving. The spacious accommodation comprises private entrance, entrance hall, sitting room opening to a pleasant garden room/conservatory with lovely outlook over the garden, modern fitted kitchen with range of matching wall and base units, peninsular unit with breakfast bar and stainless steel sink with mixer tap. There is the convenience of a utility cupboard with space and plumbing for washing machine and there are 2 modern and well appointed shower room/wc's. A unique feature is the basement room accessed from the hallway which is used by the current owners as an artist studio. The property enjoys a private front garden with a variety of attractive plants, shrubs and trees and the rear garden is secluded and principally laid to lawn with area of decking plus an assortment of plants, flowers and trees as well as a greenhouse and a range of sheds. Located at the rear of the property is an allocated parking space. An internal viewing is highly recommended to appreciate the many merits of this fine property.





At a Glance:

- Spacious two double bedroom garden flat
- Stunning private gardens to front and rear
- Allocated parking space to the rear
- Full of character and charm with many original period features
- Sitting room
- Garden room/conservatory
- 2 shower room/wc's
- Modern contemporary kitchen
- Basement room
- Easy access to town centre, train station and seafront

Accommodation:

PRIVATE ENTRANCE

SITTING ROOM

15'0" (4.57m) x 13'7" (4.14m)

CONSERVATORY/GARDEN ROOM

12'7" (3.84m) x 10'6" (3.2m)

KITCHEN

13'4" (4.06m) x 12'1" (3.68m)

DOOR TO REAR HALL

UTILITY CUPBOARD

SHOWER ROOM/WC

BEDROOM 1

17'9" (5.41m) x 13'7" (4.14m)

BEDROOM 2

14'9" (4.5m) x 11'9" (3.58m)

SECOND SHOWER ROOM/WC

DOOR FROM HALL WITH STAIRS LEADING DOWN TO:-

BASEMENT ROOM/STUDIO

12'9" (3.89m) x 11'9" (3.58m)

OUTSIDE:

PRIVATE FRONT GARDEN

PRIVATE REAR GARDEN

ALLOCATED PARKING SPACE TO REAR

LEASE:

987 years remaining. (Share of Freehold)

MAINTENANCE:

£1,500 per annum.

GROUND RENT:

Nil.

SUB-LETTING:

Allowed.

PETS:

Allowed.

COUNCIL TAX:

Band "C"

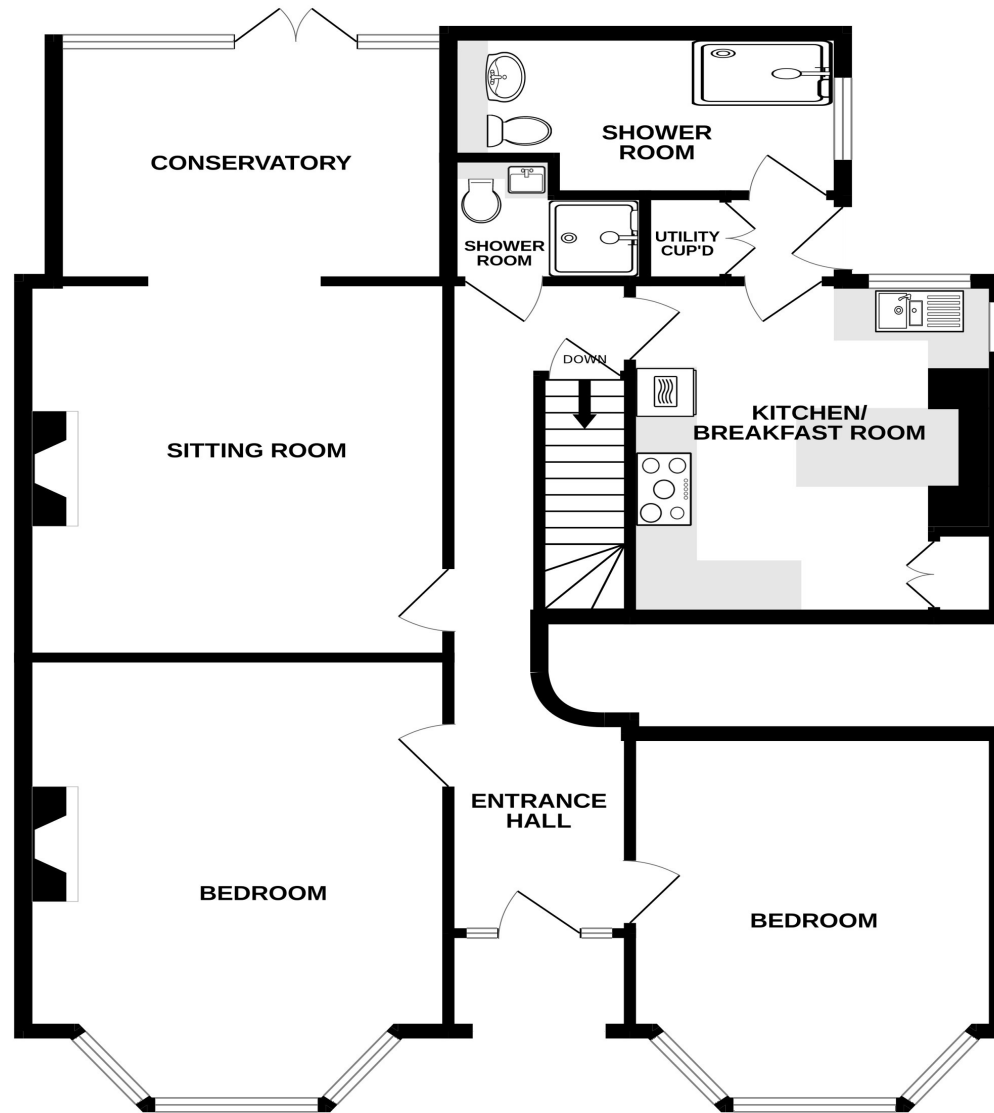
EPC:

"D"

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



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



BASEMENT
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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.
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