



11 Leahurst, 65 Silverdale Road, Eastbourne, BN20 7EU

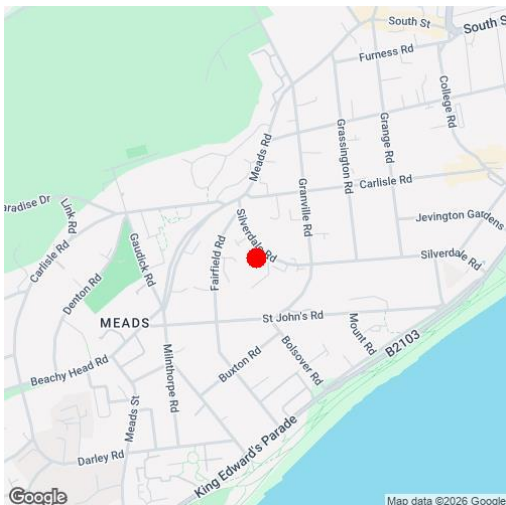
Price £300,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious three bedroom flat located on the ground floor of this well maintained purpose built block set in well manicured communal gardens within the ever popular Meads area of Eastbourne. This delightful flat is presented in excellent condition and benefits from a quiet position being tucked away from the road. The property is offered to the market chain free and enjoys accommodation comprising communal entrance hall, private entrance porch, private entrance hall, spacious sitting/dining room with sliding doors leading out to the communal gardens, modern kitchen with range of matching wall and base units, stainless steel sink with mixer tap and variety of fitted appliances, three great size bedrooms with built in storage plus the main bedroom benefits from an en-suite WC and the main bathroom is located off the hall and comprises a panelled bath, low level WC and wash hand basin. Leahurst is set within well manicured communal grounds and there is residents' parking to the front in addition to a single garage. Additional benefits include double glazing and gas central heating. Eastbourne town centre, train station, seafront and a number of theatres are all within easy reach.





At a Glance:

- Well presented three bedroom ground floor flat
- Sought after Meads location
- Close to Theatres, seafront, town centre and train station
- Sitting/dining room with doors to communal gardens
- Chain free
- Kitchen
- Bathroom/WC
- En-suite WC to main bedroom
- Garage
- Gas central heating and double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE PORCH

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

18'3" (5.56m) x 15'7" (4.75m)

KITCHEN

11'3" (3.43m) x 8'4" (2.54m)

BEDROOM 1

15'7" (4.75m) x 11'6" (3.51m)

EN-SUITE WC

BEDROOM 2

11'4" (3.45m) x 9'5" (2.87m)

BEDROOM 3

11'7" (3.53m) x 8'8" (2.64m)

BATHROOM

OUTSIDE:

WELL MAINTAINED COMMUNAL GARDENS

GARAGE

RESIDENTS' PARKING

LEASE:

Remainder of 999 year lease (Share of Freehold)

MAINTENANCE:

£175 per month

PETS:

Allowed

LETTING:

Allowed

COUNCIL TAX:

Band 'D'

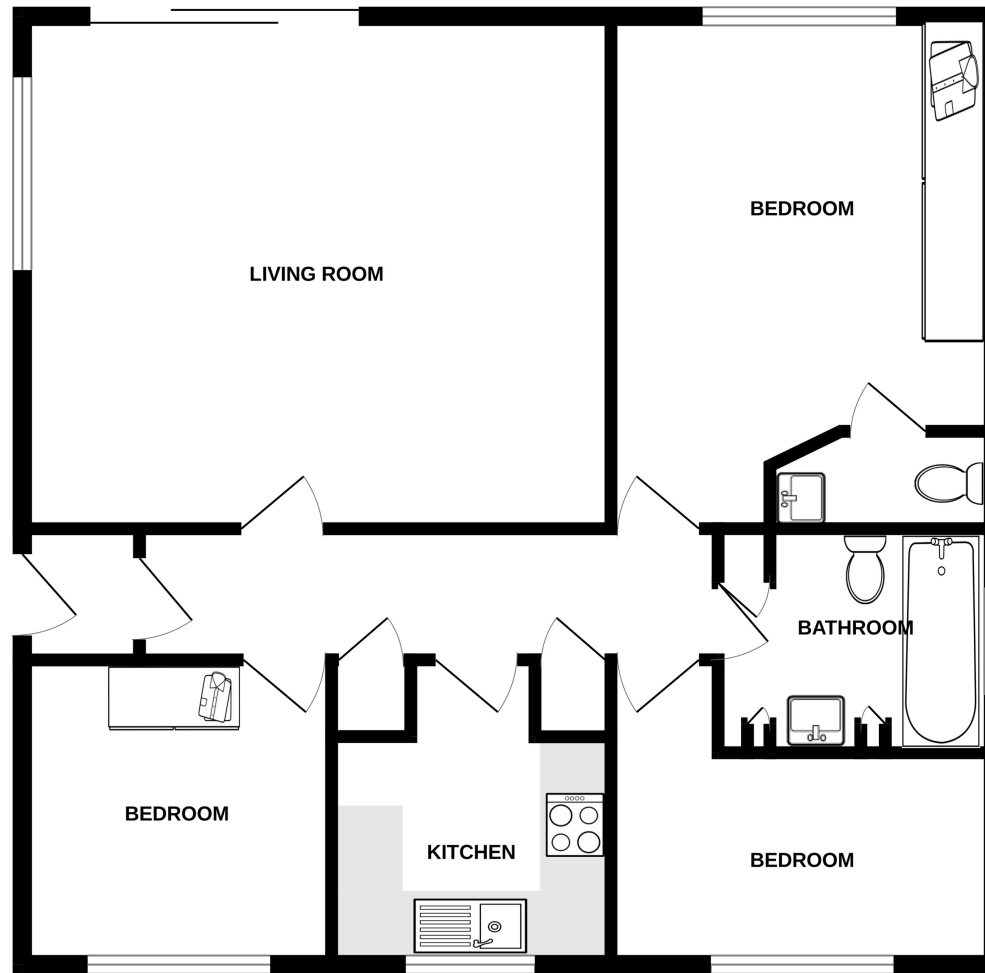
EPC:

'C'

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



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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