

# St. Johns Road

## Eastbourne



## About the property

A well-presented one-bedroom second floor retirement apartment forming part of this highly regarded development in the sought-after Meads area. Conveniently located within comfortable walking distance of Meads Village, the property offers bright and spacious accommodation and is being offered to the market chain free.

The apartment comprises a generous bay-fronted lounge/dining room overlooking the beautifully maintained communal gardens, a refitted kitchen with integrated oven and hob, a double bedroom with built-in mirrored wardrobes, and a modern bathroom with shower over the bath and heated towel rail. Additional benefits include double glazing, night storage heating, and an airing cupboard providing useful storage.

Residents enjoy a range of excellent communal facilities including a residents' lounge, laundry room, secure entry phone system, lift access, and residents' parking. The development is surrounded by attractive, well-maintained lawned gardens, providing a pleasant and peaceful setting.

An excellent opportunity to acquire a comfortable and conveniently located retirement home in one of Eastbourne's most desirable areas.

## St. Johns Road Eastbourne



1

BEDROOM

1

RECEPTION

1

BATHROOM





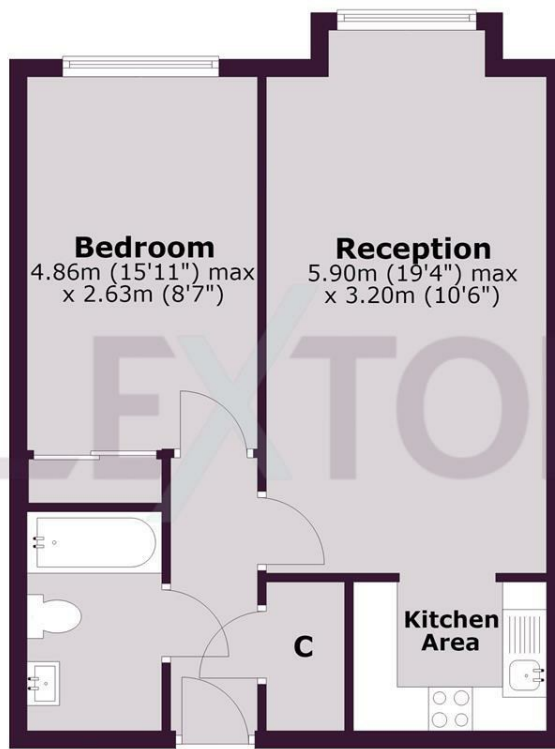




SCAN HERE TO OFFER ON THIS PROPERTY

### Second Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	