TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£309,000









3 St. Johns Court, St. Johns Road, Eastbourne, BN20 7NB

A bright and spacious two bedroom first floor apartment occupying the entire width of this attractive period building in the highly sought after Meads area. With four impressive bay windows and principal rooms enjoying a southerly aspect, the property is flooded with natural light and retains plenty of period character. The accommodation comprises a generous entrance hall, large sitting/dining room, kitchen, two good sized double bedrooms, recently fitted shower room and a useful separate utility cupboard. Outside, the property enjoys well maintained communal lawned gardens, residents parking and the significant benefit of a private detached garage/workshop. The communal parts of the building have recently been upgraded, while the property also benefits from a share of the freehold. Ideally located close to Meads Village, the seafront, local shops, cafés and amenities, this is a particularly appealing apartment with excellent proportions and a superb combination of period charm and practicality.

3 St. Johns Court,
St. Johns Road,
Eastbourne, BN20 7NB

Leasehold - Share of Freehold

£309,000

Main Features

- Spacious First Floor Apartment
- Spanning The Full Width Of The Building
- Attractive Period Building With High Ceilings & Solid Internal Walls
- Sought After Meads
- Four Impressive Bay Windows
- Large Bright Lounge/Dining Room
- Recently Fitted Shower Room
- Private Detached Garage/Workshop With Solid Oak Doors
- Communal Lawned Gardens & Residents Parking
- Share Of Freehold

Entrance
Communal entrance with security video entry phone system. Stairs to first floor private entrance door to -

Hallway
Expansive hallway with ample storage to & including a utility cupboard with plumbing & space for washing machine.

Bay Windowed Lounge/Dining Room
16'0 x 15'6 (4.88m x 4.72m)
2 Radiators. Sash single glazed bay window to front aspect.

Fitted Kitchen
11'1 x 9'6 (3.38m x 2.90m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Integrated fridge/freezer and dishwasher. Sash single glazed bay window to front aspect.

Bay Windowed Bedroom 1
17'2 x 14'2 (5.23m x 4.32m)
Radiator. Sash single glazed bay window to front aspect.

Bedroom 2
13'11 x 7'7 (4.24m x 2.31m)
Radiator. Sash single glazed bay window to front aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Sash single glazed window to side aspect.

Outside
Lawned communal gardens.

Parking
Garage with solid oak doors and power.

EPC = C

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £220 per calendar month
Lease: 999 years from 2003. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.