TOWN FLATS

01323 416600

Leasehold - Share of Freehold

0 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£130,000 - £140,000









3 Arden Mead, 4 Staveley Road, Eastbourne, BN20 7LH

** GUIDE PRICE £130,000 - £140,000 **

A rare opportunity to acquire this charming studio apartment, forming part of this attractive detached residence in the highly sought after Meads area of Eastbourne. The property retains a wealth of character, including high ceilings and a beautiful bay window, creating a light and appealing living space. Meads village is close by and offers a selection of local shops, cafes and pubs, while Eastbourne's picturesque seafront is also within easy reach. The town centre, theatre district and Eastbourne mainline railway station are approximately half a mile away. Further benefits include a communal garden, no onward chain and a share of the freehold.

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Main Features

- Charming Studio Apartment In The Highly Sought After Meads Location
- Attractive Detached Residence
- First Floor
- Stunning Bay Window Studio Room
- Fitted Kitchen Area
- Separate Bathroom/WC
- Communal Garden
- Close To Meads Village, Shops, Cafes And Pubs
- Convenient For Eastbourne Seafront & Town Centre
- CHAIN FREE

Entrance
Communal entrance with stairs to first floor private entrance door to -

Open Plan Bay Windowed Studio Room
16'2 x 13'10 (4.93m x 4.22m)
Electric radiator. Two cupboards, one housing hot water cylinder. Entryphone handset. Carpet. Bay window to rear aspect.

Fitted Kitchen Area
12'8 x 4'5 (3.86m x 1.35m)
Range of base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing & space for washing machine. Undercounter space for fridge. Space for free standing oven. Under counter storage area. Two additional built in storage cupboards. Tiled splashback.

Bathroom/WC
White suite comprising bath. Low level WC. Pedestal wash hand basin. Heated towel rail. Window.

Outside
The property enjoys use of a shared communal garden, mostly laid to lawn with mature trees and hedges.

EPC = D

Council Tax Band = A

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: £453.08 paid quarterly
Lease: 999 years from 1985. 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.