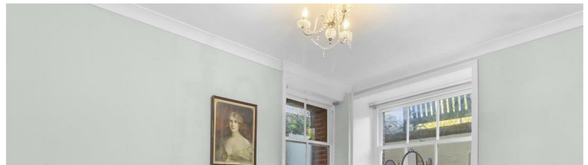
9 De Walden Court,
51 Meads Road,
Eastbourne, BN20 7QB

Leasehold - Share of Freehold

Guide Price
£325,000 - £350,000








2 Bedroom | 2 Reception | 1 Bathroom

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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.

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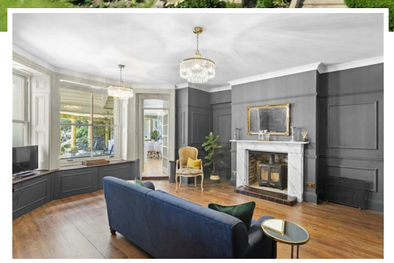
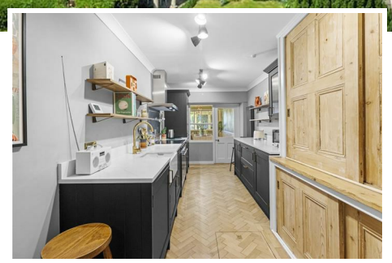
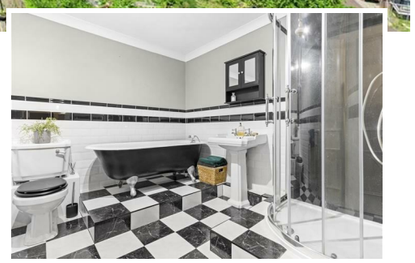
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2 Bedroom | 2 Reception | 1 Bathroom

GUIDE PRICE £325,000 TO £350,000
Forming part of the elegant Grade II listed former stately home 'De Walden Court', this exceptional CHAIN FREE ground floor apartment is ideally positioned in the heart of Meads Village, just yards from local amenities and within easy reach of the seafront, town centre and mainline railway station with links to London. Boasting a wealth of period charm dating back to the late 1880s, the property is presented in immaculate condition throughout and benefits from its own private entrance. The beautifully arranged accommodation includes two bedrooms, a luxurious bathroom with separate shower, a separate WC, a stunning drawing room overlooking the gardens and a versatile reception hall currently used as a home office. The apartment seamlessly blends character and quality, featuring reclaimed and refurbished floorboards, parquet flooring, decorative wall panelling and stylish stone work surfaces. The kitchen is thoughtfully designed with a butler sink, integrated appliances and access to a cellar, while the impressive garden room/dining area opens onto a covered seating terrace and the magnificent communal gardens. These park like grounds are widely regarded as some of the finest in the area, offering a peaceful setting with glimpses towards the coast. A rare opportunity to acquire a truly unique home of both historic significance and modern refinement.

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Leasehold - Share of Freehold

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Guide Price
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Main Features

- Exceptional Chain Free Ground Floor Apartment With Its Own Private Entrance
- Immaculately Presented Throughout, Blending Character With Modern Refinement
- Two Well Proportioned Bedrooms & A Luxurious Bathroom With Separate Shower
- Stunning Drawing Room Overlooking The Beautifully Maintained Communal Gardens
- Stylish Kitchen With Butler Sink, Integrated Appliances & Cellar Access
- Impressive Garden Room/Dining Area Opening Onto A Covered Terrace & 'Park' Like Grounds
- Prime Meads Village Location, Just Yards From Local Shops & Amenities
- Wealth Of Period Charm Dating Back To The Late 1880s
- Forming Part Of The Elegant Grade II Listed Former Stately Home, De Walden Court
- Easy Access To The Seafront, Town Centre & Mainline Station With London Links

Entrance Hall
Private front door, tiled flooring

Hallway
Tiling continues, array of full width and height fitted storage cupboards, column style radiator

Cloakroom
Tiling continues, WC, wash hand basin on vanity unit, gas boiler, column style radiator, extractor fan, plumbing for washing machine

Reception Hall
Reclaimed and refurbished exposed floorboards, decorative wall panelling, column style radiator.

Principle Bedroom
11'8 x 10'6 (3.56m x 3.20m)
Dual aspect room with single glazed sash windows to the front and side aspect, reclaimed and refurbished exposed floorboards, fitted wardrobe, column style radiator.

Bedroom 2
15'7 x 6'3 (4.75m x 1.91m)
Single glazed sash window to front aspect, column style radiator, reclaimed and refurbished floorboards.

Bathroom
Roll top claw footed bath, separate shower cubicle, column style radiator with towel rail, WC, wash hand basin, extractor fan, tiled flooring and partially tiled walls.

Drawing Room
17'9 x 16'6 (5.41m x 5.03m)
Grand room at the rear of the building with bay sash windows overlooking the parklike communal lawns, reclaimed wooden window shutters to include the door to the garden room, reclaimed and refurbished exposed floorboards, decorative panelling to walls, log burner with tiled hearth and stone mantel, column style radiator.

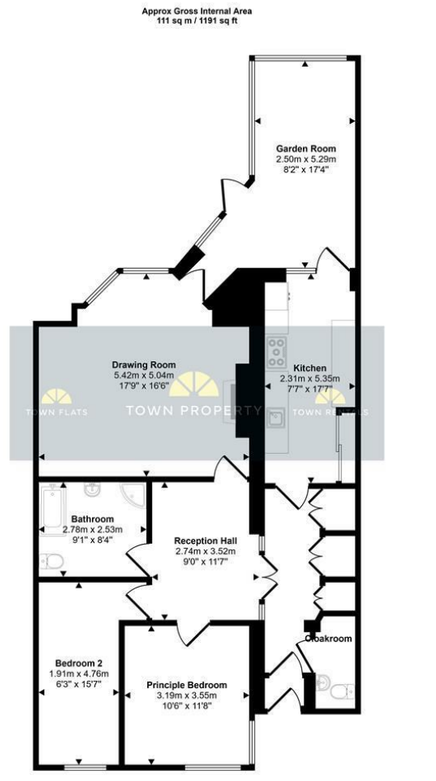
Garden Room
17'4 x 8'2 (5.28m x 2.49m)
Reclaimed and refurbished parquet flooring, currently used as a dining room with many windows overlooking the covered seating area and communal lawned parklike gardens, door to seating area, two column style radiators.

Fitted Kitchen
17'7 x 7'7 (5.36m x 2.31m)
With access from hallway and garden room, fully refurbished and comprising; Reclaimed and refurbished parquet flooring with access hatch to a cellar. Base units with stone worksurfaces, butler sink, space for a range cooker, extractor hood, integral dishwasher and fridge-freezer, pantry style fitted storage cupboard with rustic style sliding doors.

Outside
There are spectacular communal gardens arranged to the rear that include an impressive covered terrace, delightful parklike lawns and planted borders.

EPC = C

Council Tax Band = B



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £1453.13 paid half yearly
Lease: 999 years from 1978. We have been advised of the lease term, we have not seen the lease

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.