TOWN FLATS

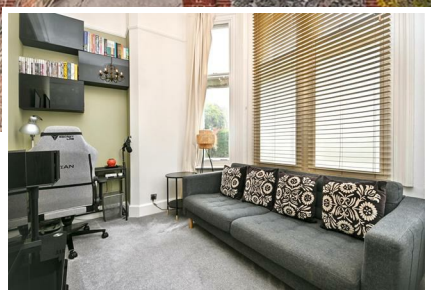
01323 416600

Leasehold

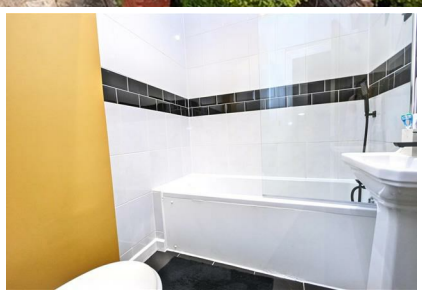
Guide Price
£145,000 - £155,000

1 Bedroom | 1 Reception | 1 Bathroom









3 Leighton Lodge, Staveley Road, Eastbourne, BN20 7LH

GUIDE PRICE £145,000 - £155,000
A beautifully presented one bedroom ground floor apartment forming part of this attractive detached residence set in wonderful lawned communal gardens. Enviably situated in the Meads the apartment benefits from a refitted kitchen & bathroom, double bedroom and bay windowed lounge. Further benefits includes gas central heating and a lease in excess of 100 years. Meads High Street and Eastbourne seafront are both within easy walking distance. An internal inspection comes highly recommended.

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Main Features

- Beautifully Presented Meads Apartment
- 1 Double Bedroom
- Ground Floor
- Bay Windwoed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- Lease In Excess Of 100 Years
- Communal Gardens

Entrance
Entrance door to -

Hallway
Entryphone handset. Built-in cupboard with hanging rail.

Bay Windowed Lounge
13'3 x 8'0 (4.04m x 2.44m)
Radiator. Picture rail. Secondary glazed bay window to front aspect.

Fitted Kitchen
8'11 x 6'10 (2.72m x 2.08m)
Range of fitted wall and base units. Solid wood worktop with inset stainless steel sink unit and mixer tap. Space for electric oven and hob. Stainless steel extractor cooker hood. Space for upright fridge/freezer. Integrated washing machine. Window.

Bedroom
9'10 x 8'0 (3.00m x 2.44m)
Picture rail. Borrowed light window from the lounge.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Extractor fan. Part tiled walls.

Outside
The flat is set in beautiful lawned communal gardens and the flat has a private lock-up storage box in the gardens.

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: £496.62 paid quarterly with a third of this going into the sinking fund
Lease: 189 years from 1977. 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.