

Flat B, 2 Jevington Gardens,  
Eastbourne, BN21 4HN

Leasehold

£325,000



4 Bedroom 1 Reception 3 Bathroom



TOWN FLATS

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01323 416600

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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\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Set within an imposing period building in the highly sought after Lower Meads area, this impressive duplex apartment occupies the third & fourth floors and offers approximately 1,599 sq ft of versatile living space. Ideally located for easy access to the beach, town centre and train station, the property combines grandeur with practicality in a prime coastal setting. The well arranged accommodation comprises an entrance landing leading to a spacious lounge, a kitchen/breakfast room, bathroom and two bedrooms on the main level. Upstairs, two generous double bedrooms each benefit from their own en-suites, making this a flexible home well suited to families, guests or working from home. A rare opportunity to own a substantial apartment in a prestigious location.

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## Main Features

- Impressive & Well Presented Lower Meads Duplex Apartment
- 4 Bedrooms
- Third & Fourth Floors
- Spacious Lounge
- Fitted Kitchen/Breakfast Room
- Double Aspect Bath & Shower Room/WC
- 2 En-Suites
- Double Glazing
- Use Of Jevington Gardens
- Ideally Located For Eastbourne Town Centre & Picturesque Seafront

## Entrance

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

## Hallway, Stairs and Landing

Radiator. Double glazed window to side aspect. Stairs to third floor.

## Lounge

17'9 x 14'1 (5.41m x 4.29m)

Radiator. Feature fireplace. Fitted storage cupboards. Double glazed window to rear aspect.

## Fitted Kitchen/Breakfast Room

13'8 x 10'5 (4.17m x 3.18m )

Range of fitted wall and base units. Worktop with inset one & a half bowl sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level double oven. Integrated microwave, dishwasher, full height fridge and full height freezer. Double glazed window to front aspect.

## Double Aspect Bath &amp; Shower Room/WC

Suite comprising claw foot roll top bath. Separate shower cubicle. Low level WC with over head cistern. Wash hand basin. Radiator. Cupboard housing plumbing & space for washing machine. Airing cupboard. Double glazed windows to side and rear aspects.

## Bedroom 1

16'5 x 14'6 (5.00m x 4.42m )

Radiator. Feature fireplace. Built-in wardrobe. Double glazed windows to front aspect.

## Bedroom 4

12'4 x 7'8 (3.76m x 2.34m )

Radiator. Double glazed window to front aspect.

## Stairs from Third to Fourth Floor Landing:

## Bedroom 2

16'4 x 14'8 (4.98m x 4.47m )

Radiator. Double glazed window to front aspect. Door to -

## En-Suite

(Not fully finished). Low level WC. Wash hand basin. Double glazed window Velux window.

## Bedroom 3

12'7 x 10'0 (3.84m x 3.05m )

Feature fireplace. Built-in wardrobe. Under eaves storage. Radiator. Double glazed window to rear aspect. Door to -

## En-Suite Shower Room/WC

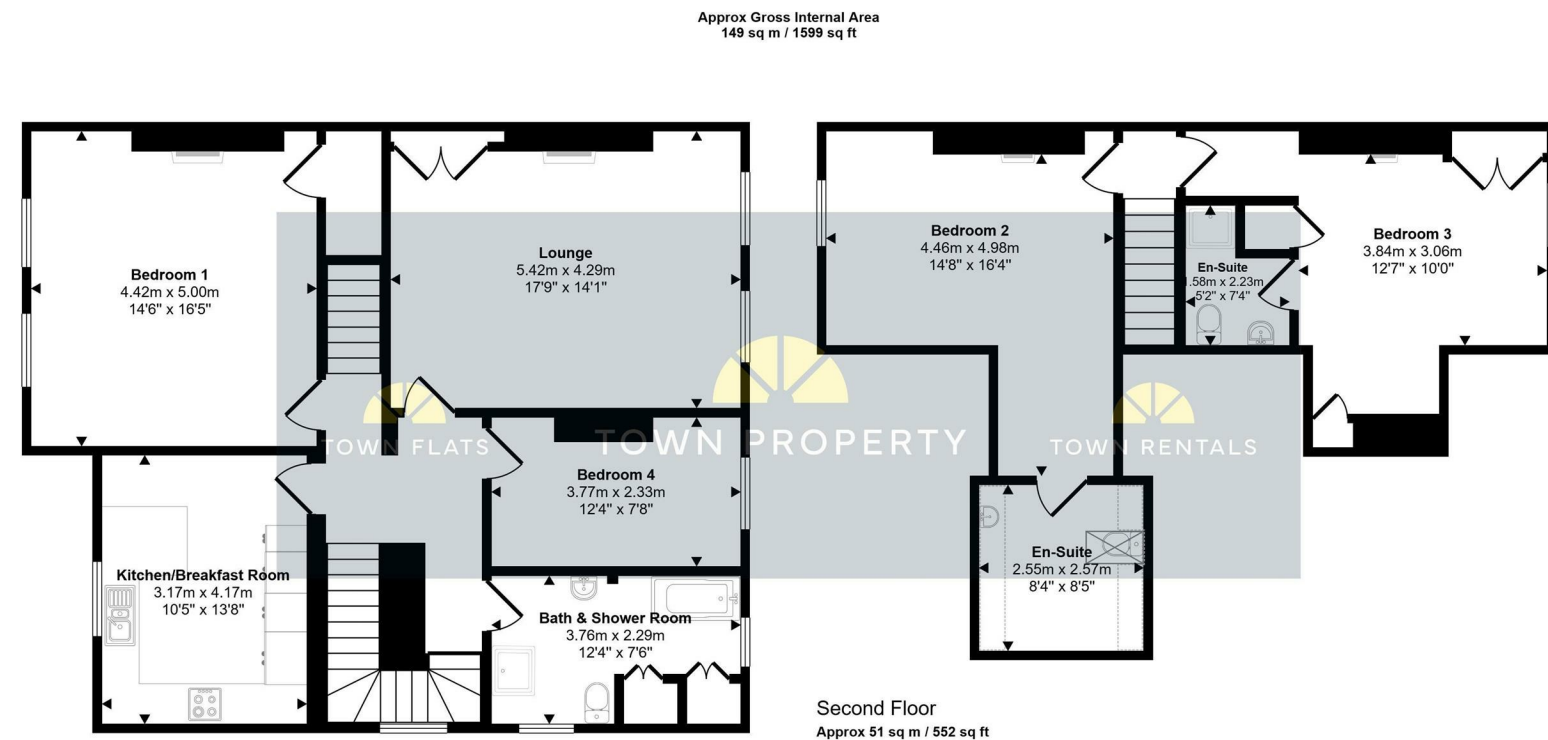
Suite comprising shower cubicle. Low level WC. Wash hand basin.

## Outside

The property has full use of the Jevington Gardens.

EPC = C

Council Tax Band = D



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: Peppercorn**

**Maintenance: Approximately £3600 per annum**

**Lease: 189 years from 1986.**

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