Leasehold

21 St Saviours House
2 Darley Road
Eastbourne, BN20 7GA

Guide Price
£650,000 - £700,000

2 Bedroom 1 Reception 2 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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GUIDE PRICE £650,000 - £675,000
A stunning 2 bedroom third (top) floor apartment forming party of this exclusive All Saints development enviably situated on Meads Seafront. Benefitting from glorious sea views from the front, the spacious & well proportioned accommodation comprises of 2 double bedrooms, the master having a walk-in wardrobe/dressing room area and large en-suite bath & shower Room/WC, further luxury shower room/WC and underfloor heating throughout. The highlight is the wonderful double aspect lounge with its uninterrupted sea views and access to the sun balcony and fully fitted kitchen. The development is set in 'park like' communal gardens and the flat has 2 parking spaces. Being offered to the market CHAIN FREE an internal inspection is considered essential.

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Main Features

- Stunning & Spacious Seafront Apartment
- 2 Double Bedrooms
- Third (Top) Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony With Uninterrupted Sea Views
- Fitted Kitchen
- Master Bedroom With Walk-in Wardrobe/Dressing Area & En-Suite Bath & Shower Room/WC
- Modern Shower Room/WC
- 2 Allocated Parking Spaces
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to 3td (top) floor private entrance door to -

Hallway
Airing cupboard housing hot water cylinder. Loft access (not inspected). Inset spotlights. 2 built-in cupboard.

Double Aspect Lounge/Dining Room
25'11 x 13'11 (7.90m x 4.24m)
Inset spotlights. Television point. Double glazed window to side aspect. Double glazed doors to -

Sun Balcony
With stunning uninterrupted sea views.

Fitted Kitchen
14'10 x 8'2 (4.52m x 2.49m)
Range of fitted wall and base units. Granite worktop with inset single drainer sink unit and mixer tap. Inset electric hob with granite splashback and extractor cooker hood. 'Eye' level electric oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Tiled floor. Inset spotlights. Extractor fan.

Bedroom 1
16'7 x 10'9 (5.05m x 3.28m)
Inset spotlights. Walk-in wardrobe/dressing area. Double glazed window with stunning sea views. Door to -

En-Suite Bath & Shower Room/WC
Suite comprising panelled bath with hand-held shower attachment. Shower cubicle. Low level WC with concealed cistern and wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Chrome heated towel rail. Cupboard with mirrored doors.

Bedroom 2
11'11 x 8'11 (3.63m x 2.72m)
Inset spotlights. Double glazed window with uninterrupted sea views.

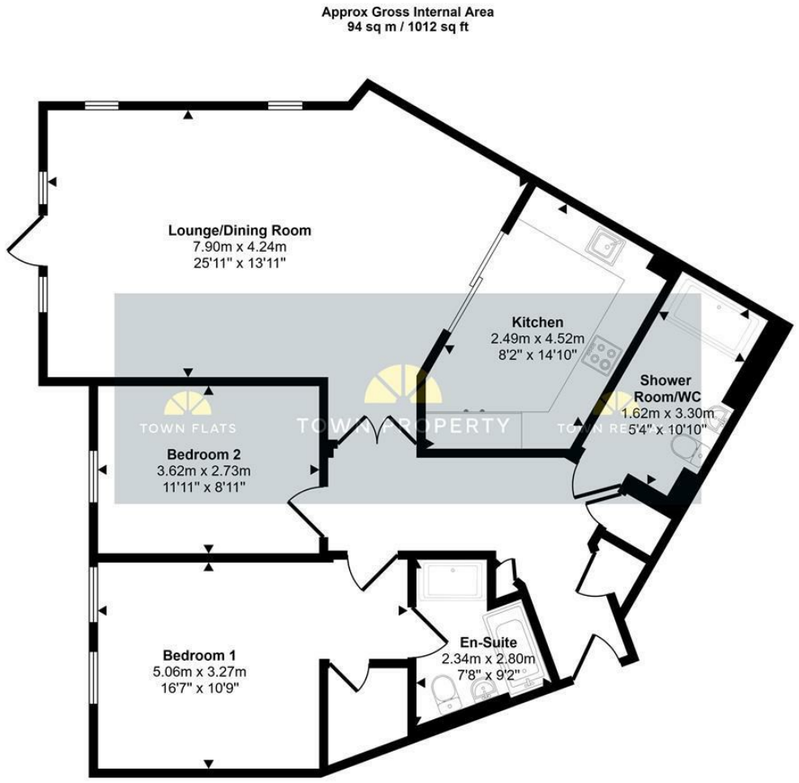
Modern Shower Room/WC
Suite comprising large tiled walk-in shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Tiled floor. Chrome heated towel rail. Built-in cupboard with mirrored doors.

Outside
All Saints development is set in wonderful 'park like' landscaped communal gardens.

Parking
2 allocated parking spaces.

EPC = C

Council Tax Band = G



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: £3800 per annum
Lease: 999 years from 2007. We have been advised of the lease term, we have not seen the lease

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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.