



Flat 1, 20 Denton Road, Eastbourne, BN20 7ST

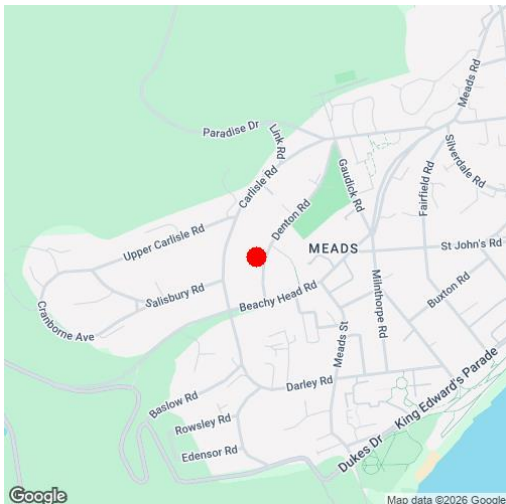
Price £399,950 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An impressive two double bedroom flat located on the ground floor of this fine detached period building in the heart of the much sought after Meads area of Eastbourne and boasting a magnificent private rear garden. This delightful property is offered to the market chain free and enjoys bright and spacious accommodation with many period features. Accommodation comprises communal entrance hall, large reception hall, stunning sitting/dining room, garden room, kitchen with a range of matching wall and base units, two excellent sized double bedrooms both with built in storage cupboards and a modern shower room/wc with suite comprising walk in shower cubicle, wash hand basin and low level wc. The property enjoys the benefit of a share of the freehold and comes with a garage. A particular feature is the lovely rear garden which is principally laid to lawn with a variety of plants and shrubs.





At a Glance:

- Impressive two bedroom ground floor flat
- Magnificent private rear garden
- Spacious sitting/dining room
- Garden room
- Large reception hall
- Kitchen
- Garage
- Modern shower room/WC
- Share of the Freehold and long Lease
- Chain Free

Accommodation:

COMMUNAL ENTRANCE HALL

LARGE PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

20'6" (6.25m) x 14'9" (4.5m)

GARDEN ROOM

12'7" (3.84m) x 11'3" (3.43m)

KITCHEN

10'5" (3.18m) x 6'7" (2.01m)

BEDROOM 1

18'3" (5.56m) Max x 13'9" (4.19m) Max

BEDROOM 2

14'1" (4.29m) x 10'8" (3.25m)

SHOWER ROOM

LARGE WALK IN UTILITY / STORAGE CUPBOARD

located off hallway

PRIVATE REAR GARDEN

GARAGE

on a separate Lease - 999 years from 29 March 1977

LEASE:

999 years from 24 July 1975 (Share of Freehold)

MAINTENANCE:

£100 a month plus an additional £60 per annum for house insurance to cover the garden room & garage

GROUND RENT:

nil

PETS:

with permission

LETTING:

not allowed

COUNCIL TAX:

Band 'C'

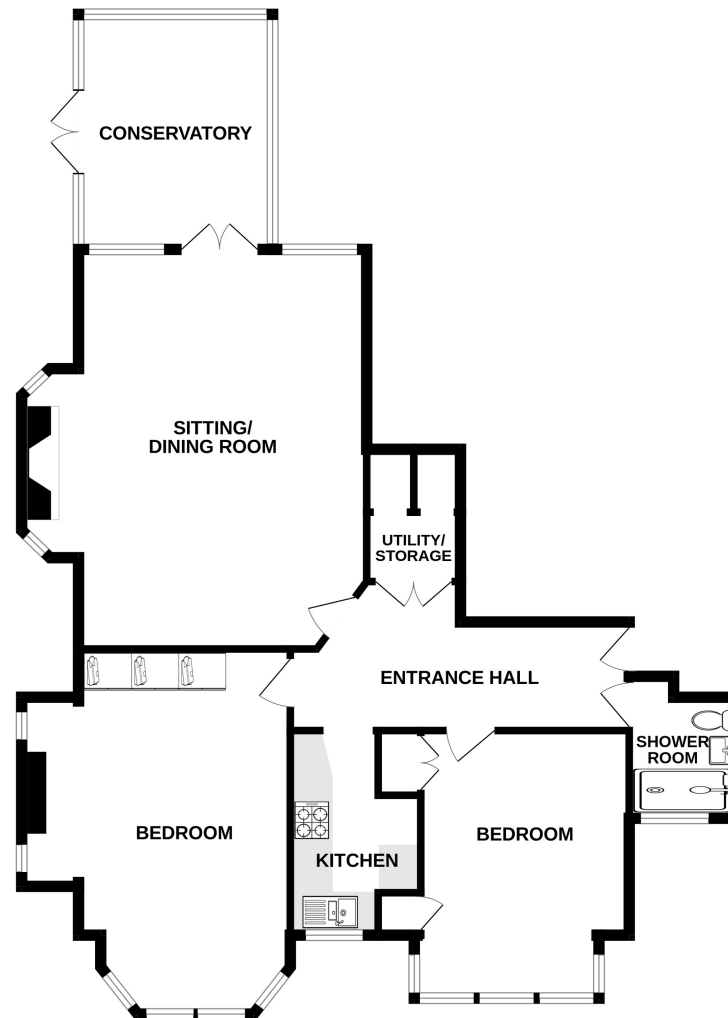
EPC:

'D'

(All details concerning the terms of the Lease & outgoings are subject to verification)



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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