HUNT FRAME

ESTATE AGENTS



10 Kepplestone Staveley Road, Eastbourne, BN20 7JY

£500,000

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COMMANDING AN OUTSTANDING & PROMINENT POSITION on Eastbourne's seafront, from one of the town's most PRESTIGIUOS DEVELOPMENTS with SUPERB SEA & COASTAL VIEWS from the communal grounds. Presenting remarkably generous accommodation, TWO RECEPTIONS, FOUR BEDROOMS, STUDY, TWO BATHROOMS & UTILITY ROOM, which has recently been refurbished and provides a wonderful opportunity to create and design a most elegant home. Additional benefits include a large garage (rarely available) situated at the rear within the lovely garden setting, level pedestrian access. The property is available with vacant possession.

Kepplestone occupies a prominent seafront position within the exclusive residential area of Meads and is served by local shopping facilities at Meads village. The most scenic part of Eastbourne seafront is adjacent. The town centre is also accessible offering excellent amenities including the new Beacon shopping centre, theatres and mainline rail services to London and to Gatwick. There is world class opera at nearby Glyndebourne and channel ferries are from Newhaven.







COMMUNAL ENTRANCE HALL
Via security entryphone. Personal door to:

PERSONAL ENTRANCE HALL
17'6 x 5'11 (5.33m x 1.80m)
Spacious entrance hall, radiator, doors off to all rooms.

LIVING ROOM
15'8 x 19'9 (4.78m x 6.02m)
Dual aspect with views across the delightful communal gardens and towards the coast with three double glazed windows to front and one further window to the side. Feature fireplace. Two radiators. Archway through to the dining room:

DINING ROOM
13'6 x 14'1 (4.11m x 4.29m)
Bay window to the side aspect, return door to the hallway, radiator.

CLOAKROOM/WC
7'5 x 5'3 (2.26m x 1.60m)
Double glazed window to the side aspect. Heated towel rail. Fitted with a white suite comprising of a low level WC and wash hand basin.

KITCHEN
13' x 9'11 (3.96m x 3.02m)
Double glazed window to the side aspect with a door to the rear, with access to the rear communal grounds and allowing for level pedestrian access. Fitted in range of floor standing and wall mounted units with work surface over. Space and plumbing for cooker, fridge freezer and dish washer. Doorway leading to the utility area.

UTLITY AREA
8'1 x 5 (2.46m x 1.52m)
Double glazed window to the side. Fitted shelving. Space and plumbing for a washing machine and tumble dryer. Built-in storage cupboard.

STUDY
11'9 x 6'1 (3.58m x 1.85m)
Double glazed window to the side. Radiator.

BEDROOM ONE
18'8 x 14'2 (5.69m x 4.32m)
Spacious principal bedroom being dual aspect with with a bay window to the side and further window to the side. Radiator. Built-in wardrobe cupboards.

EN-SUITE
8'2 x 6'1 (2.49m x 1.85m)
Double glazed windows to side. Freestanding bath with shower over. Low level WC. Bidet. Heated towel rail.

BEDROOM TWO
12'10 x 11'4 (3.91m x 3.45m)
Two double glazed windows to the rear. Two radiators.

BEDROOM THREE
12'8 x 12 (3.86m x 3.66m)
Double glazed window to the side. Radiator.

BEDROOM FOUR
13'1 x 5'10 (3.99m x 1.78m)
Double glazed window to the rear. Built-in wardrobe cupboard. Radiator.

FAMILY BATHROOM
8'3 x 4'11 (2.51m x 1.50m)
Double glazed window to the rear. Fitted with a white suite comprising of a panelled bath with shower attachment over. Wash hand basin. Low level WC. Heated towel rail.

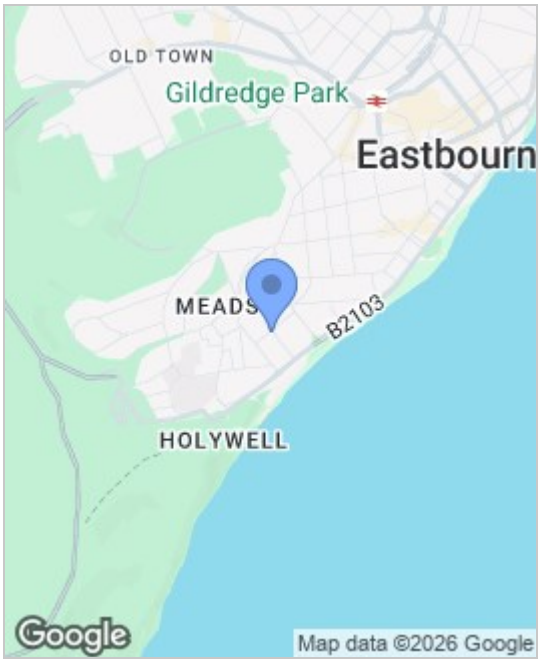
COMMUNAL GARDENS
Well maintained gardens and lawns with well stocked flowerbeds with the front grounds being particularly pleasant, affording a fine aspect of the promenade and coast beyond.

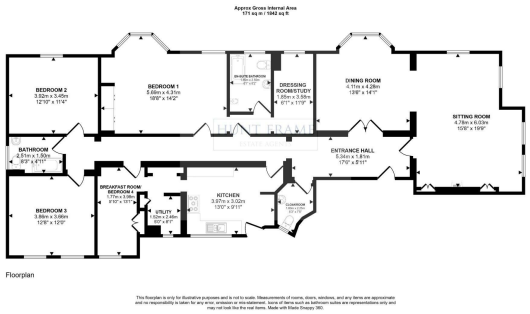
RESIDENTS PRIVATE PARKING
To the front of the building.

GARAGE
Situated in a block to the rear of the building with only a limited number available to residents.

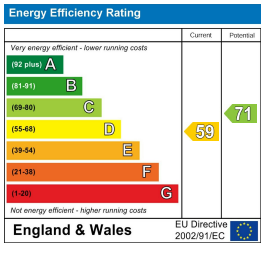
LEASE & OUTGOINGS
LEASE: 999 years from 25/12/1968 (tbc)
MAINTENANCE: The service charge for the period 25/03/26 - 24/09/2026 is: £4371.38 to include heating and hot water.
GARAGE: £107.41 lease, paid twice yearly.

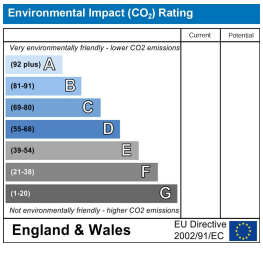
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Floorplan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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