



3 Leighton Lodge 1 Staveley Road, Eastbourne, BN20 7LH Offers In Excess Of £160,000



A WELL PRESENTED ONE BEDROOMED GROUND FLOOR APARTMENT forming part of this attractive period property, located in one of Meads most favoured roads. Comprising of a SITTING ROOM, MODERN KITCHEN, BEDROOM and a MODERN BATHROOM. Considered to be in good decorative order throughout and having been upgraded by the current owner with the added benefits of gas fired central heating, COMMUNAL GARDENS and a GARDEN STORAGE FACILITY.

Being only a short distance from the convenience of Meads High Street shops, the seafront promenade and café at Holywell, two dog friendly parks with excellent access to the South Downs, Beachy Head and various other local amenities which include artisan shops, welcoming public houses, and a vast array of restaurants in and around Eastbourne Town Centre, the peaceful position of this property makes it a must view and is highly recommended by Sole Agents Messrs Hunt Frame.



COMMUNAL ENTRANCE

Communal entrance with private door into the apartment.

HALL

Entryphone system, built in storage unit, doors off to the sitting room, kitchen, bedroom and bathroom.

SITTING ROOM

12'3 x 8'9 (3.73m x 2.67m)

Deep bay window to the front aspect, radiator, picture rail.

KITCHEN

8'5 x 6'9 (2.57m x 2.06m)

Modern kitchen with a range of floor standing and wall mounted units with wood block worktop space, inset stainless steel sink unit with mixer tap, electric single oven with a four ring hob and extractor unit over, tiled flooring, radiator, concealed washing machine, space for a freestanding fridge/freezer, upgraded mixer taps and cupboard handles, window to the front aspect.

BEDROOM

9'11 x 8'1 (3.02m x 2.46m)

Picture rail, glazed panel, at a high level, borrowing light from the sitting room, recess for freestanding furniture/wardrobe.

BATHROOM

Suite comprising of a panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level Wc, heated towel rail, tiled walls and flooring, upgraded bathroom fittings.

COMMUNAL GARDENS

Lovely communal gardens with seating, access to an allocated, metal, bike/storage cupboard.

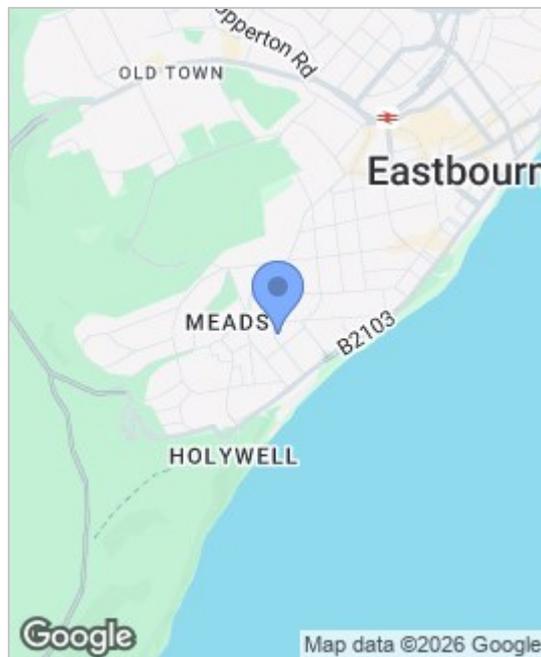
OUTGOINGS

LEASE: 189 YEARS FROM 25/03/1977 - 140 YEARS REMAINING

MAINTENANCE: APPROX £1950 PER ANNUM

GROUND RENT: NONE REQUIRED

COUNCIL TAX BAND: A



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 Magic Strategy 260.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 61 | England & Wales |
| | | 74 | EU Directive 2002/91/EC |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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