Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









Flat 9 Hunters Lodge, 40 St. Johns Road, Meads, Eastbourne, East Sussex, BN20 7NB
Asking Price £475,000 Leasehold

A rare opportunity arises to acquire this WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SECOND FLOOR DUPLEX STYLE APARTMENT forming part of the desirable Hunters Lodge development, located in the Meads area of Eastbourne. This stunning apartment provides generously proportioned living accommodation which is considered to be in excellent decorative order and has the benefit of gas fired central heating and double glazed windows. Features include a spacious 'L' shaped living room with feature window to rear, oak spiral staircase, luxury fitted kitchen/breakfast room with granite worktops, principle bedroom with en-suite, family bathroom, and a secure allocated underblock car parking space. The building is served by a passenger lift which provides access to the communal underblock residents parking area. Outside there are attractive communal gardens.



Hunters Lodge is situated in a prime residential location within the highly sought after Meads area. Meads seafront and promenade is within easy access whilst local shops in Meads village are approximately half a mile distant. Eastbourne's town centre is approximately one mile distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** STUNNING DUPLEX STYLE APARTMENT * HIGHLY SOUGHT AFTER MEADS LOCATION * EXCELLENT DECORATIVE ORDER * SPACIOUS 'L' SHAPED LIVING ROOM WITH FEATURE WINDOW * FITTED KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS * THREE BEDROOMS * EN-SUITE * FAMILY BATHROOM * ALLOCATED CAR PARKING SPACE WITHIN SECURE COMMUNAL UNDERBLOCK PARKING AREA * BLOCK SERVED BY PASSENGER LIFT * ATTRACTIVE COMMUNAL GARDENS * SECURITY ENRTY PHONE SYSTEM * CHAIN FREE ***





The accommodation
Comprises:

Communal front door opening to:

Communal Entrance Hall
Security entry phone System, passenger lift or stairs rising to:

Second Floor Landing
Private front door opening to:

Entrance Hall
Feature curved padded wall, built-in storage cupboard, up-lighting, radiator.

Cloakroom
Low level wc with concealed cistern, wash and basin set into cabinet, chrome effect heated towel rail, feature padded wall.

Living Room
23'10 max x 21'5 max (7.26m max x 6.53m max)
('L' shaped room maximum measurements provided)
Spacious double aspect room with part vaulted ceiling and feature full height window to rear, oak spiral staircase, three radiators, patio door opening to enclosed seating area.

Enclosed Seating Area
Two Velux windows to rear, two fitted seats.

Fitted Kitchen/Breakfast Room
12'3 max x 10'1 (3.73m max x 3.07m)
(Maximum measurements include depth of fitted units)
Comprises, granite worksurfaces with upstand, breakfast bar, inset one and a half bowl stainless steel sink unit, range base and wall mounted cupboards with under cupboard lighting and over cupboard lighting, range of integrated appliances include, eye level oven, microwave, five burner hob with extractor fan over, fridge/freezer, washer/dryer, cupboard housing Worcester gas fired boiler, tiled floor, outlook to rear.

Bedroom 3
8'7 x 7'10 (2.62m x 2.39m)
(7'10 to cupboard front)
Two double fitted wardrobe cupboards, dressing table with mirror and wall mounted cupboard over, outlook to side.

Spiral Staircase Rising to:
Attractive gallery Landing area, radiator, far reaching viewing to rear, door to inner landing area.

Inner Landing Area
Security entry phone system, radiator, door opening to communal third floor hall.

Principle Bedroom
11'10 max x 10'8 max (3.61m max x 3.25m max)
Range of fitted wardrobe cupboards and drawer units, radiator, two Velux windows to rear,

En-Suite Shower Room
Spacious shower cubical with rain-head style shower fitment and hand held shower, wash hand basin set into cabinet, low level wc with concealed cistern chrome effect heated towel rail, tiled floor, downlighters, window to side.

Bedroom 2
12'3 max x 11'2 (3.73m max x 3.40m)
(11'2 to cupboard front)
Range of fitted fitted wardrobe cupboards, two bedside units, dressing table, radiator, airing cupboard housing cylinder, Velux window to rear with far reaching views.

Family Bathroom
Spacious shaped bath with mixer tap and hand held shower fitment, wash hand basin, low level wc with concealed cistern, range of fitted cabinets and mirror with lighting over, large fitted mirror, tiled floor, part tiled walls, downlighters, chrome effect heated towel rail.

Steps rising from landing area to:

Loft Room
22'8 max x 13'7 max (6.91m max x 4.14m max)
(13'7 max reducing to 7'10 maximum measurements include depth of stepped access)
Spacious loft area - currently used as a study area, radiator, Velux window to side.

Allocated Car Parking Space
Within secure residents communal underblock car parking area.

Communal Gardens
Attractive communal gardens to the rear of the building having lawned area a well stocked borders.

NB
We have been informed by our clients of the following:

Managing Agents are Austin Rees.

Term of lease from 18 November 1997 to 25 March 2116.

29 September 2025 - 24 March 2026 Half yearly Service Charge in Advance £1,932.96.

29 September 2025 - 24 March 2026 Half yearly Reserve Fund in Advance £277.00

29 September 2025 - 24 March 2026 Half yearly Ground Rent in Advance £95.00

The annual ground rent breakdown £95 during the first twenty five years, £190 during the second twenty five years, £285 during the third twenty five years, £380 during the fourth twenty five years and £475 during the remaining period of the said term.

(All details concerning the terms of lease and outgoings are subject to verification.)

COUNCIL TAX BAND:
Council Tax Band - 'G' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





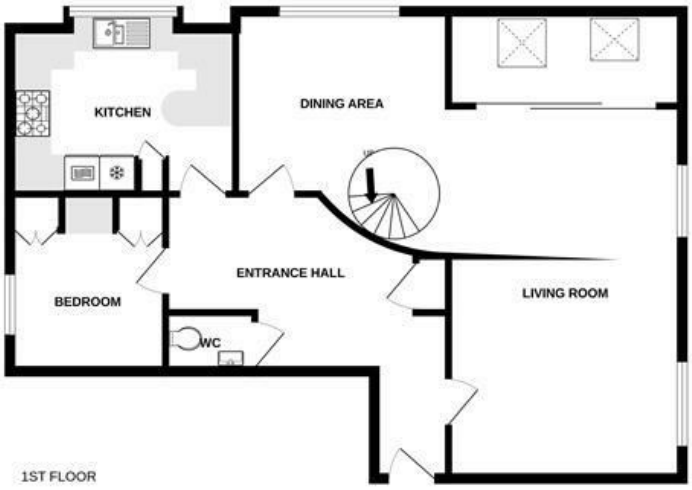

COUNTRY LIFE







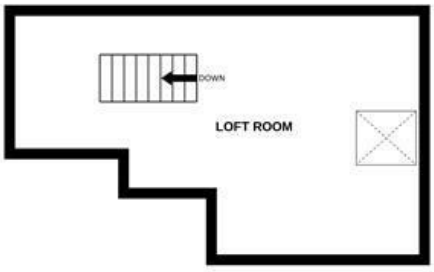
GROUND FLOOR



1ST FLOOR

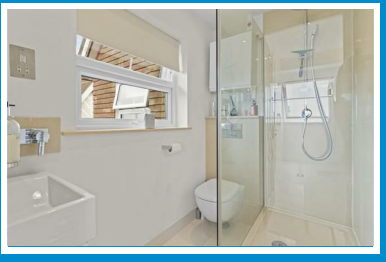


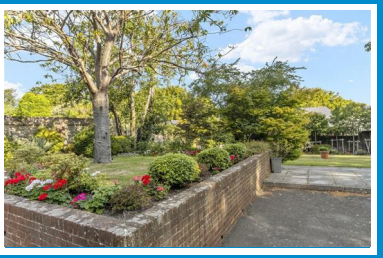
2ND FLOOR



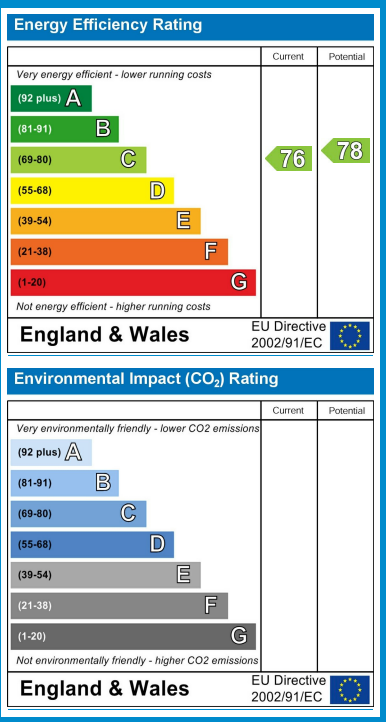
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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