



## 4 bed flat to buy in BN20

Staveley Road, Eastbourne, East Sussex,  
BN20 7JY

**£300,000** Starting Bid

 x4  x2  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ SPACIOUS GROND FLOOR
- ✓ FOUR BEDROOMS - ONE WITH EN-SUITE BATHROOM
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

An excellent opportunity to purchase this SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM GROUND FLOOR APARTMENT, WITH GARAGE, situated in the highly desirable Kepplestone Development on Eastbourne Seafront. The apartment is considered to provide spacious accommodation and has the benefit of having a SHARE OF THE FREEHOLD, communal central heating, double glazed windows and beautiful communal gardens. EPC = D

Communal Entrance Hall - Private front door opening to:

Hallway - Radiator.

Lounge - 5.99m x 4.80m max (19'8 x 15'9 max) - Three double glazed windows to front, one window to side, feature fireplace, two radiators. Archway through to:

Dining Room - 4.39m max into bay x 4.04m (14'5 max into bay x 13 - Bay window to side, radiator.

Cloakroom/Wc - White suite comprising low level wc, washbasin, double glazed window to side, heated towel rail.

Kitchen - 4.37m x 3.00m max (14'4 x 9'10 max) - Fitted with a range of cupboards and drawers, space for cooker, fridge freezer and dishwasher, work surfaces with inset sink unit, extractor hood, double glazed windows to side, door to rear. Doorway leading to:

Utility Area - Shelving, space for washing machine and tumble dryer, double glazed window to side, built-in storage cupboard.

Bedroom 4 - 3.94m x 1.78m (12'11 x 5'10) - Built-in wardrobe cupboard, radiator, double gazed window to rear.

Bathroom - White suite comprising washbasin, low level wc, bath with shower over, double glazed window to rear, heated towel rail.

Bedroom 2 - 3.86m x 3.61m (12'8 x 11'10) - Two double glazed windows to rear, two radiator.

Bedroom 3 - 3.91m x 3.51m (12'10 x 11'6) - Radiator, double glazed window to side.

Bedroom 1 - 4.98m max into bay x 4.29m (16'4 max into bay x 14 - Built-in wardrobe cupboards, bay windows to side, further window to side, radiator.

En-Suite Bathroom - Low level wc, bidet, washbasin, freestanding bath with shower over, double glazed windows to side, heated towel rail.

Study - 3.51m x 1.85m (11'6 x 6'1) - Double glazed window to side, radiator.

Communal Gardens & Parking - Well maintained gardens, with sweeping lawns and well stocked flowerbeds. The generous front parking forecourt affords private car parking space for the residents.

Garage -

B - The lease is 999 years from the 25/12/1968. The service charge for the period 25/03/26 - 24/09/2026 is £107.41 for the garage and £4371.38 for the flat. PLEASE NOTE; CENTRAL HEATING AND CONSTANT HOT WATER ARE SUPPLIED TO ALL FLATS FROM A CENTRAL BOILER, AND PAID FOR BY THE SERVICE CHARGE).

(All details concerning the terms of the lease and outgoings are to be verified).

Council Tax Band: - Council Tax Band - 'F' Eastbourne Borough Council.

Broadband And Mobile Phone Checker: - For broadband and mobile phone information please see the following website:

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.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 941

Annual Service Charge Amount: £8,957.00

Price: Starting Bid £300,000

Property Type: Flat

Parking: Garage, Off Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

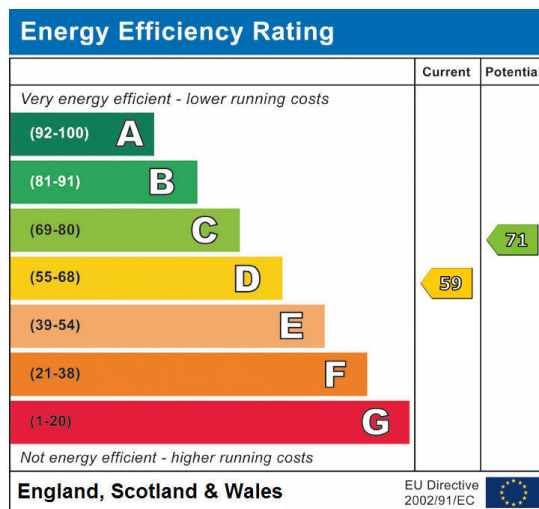
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Staveley Road, Eastbourne, East Sussex, BN20 7JY

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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