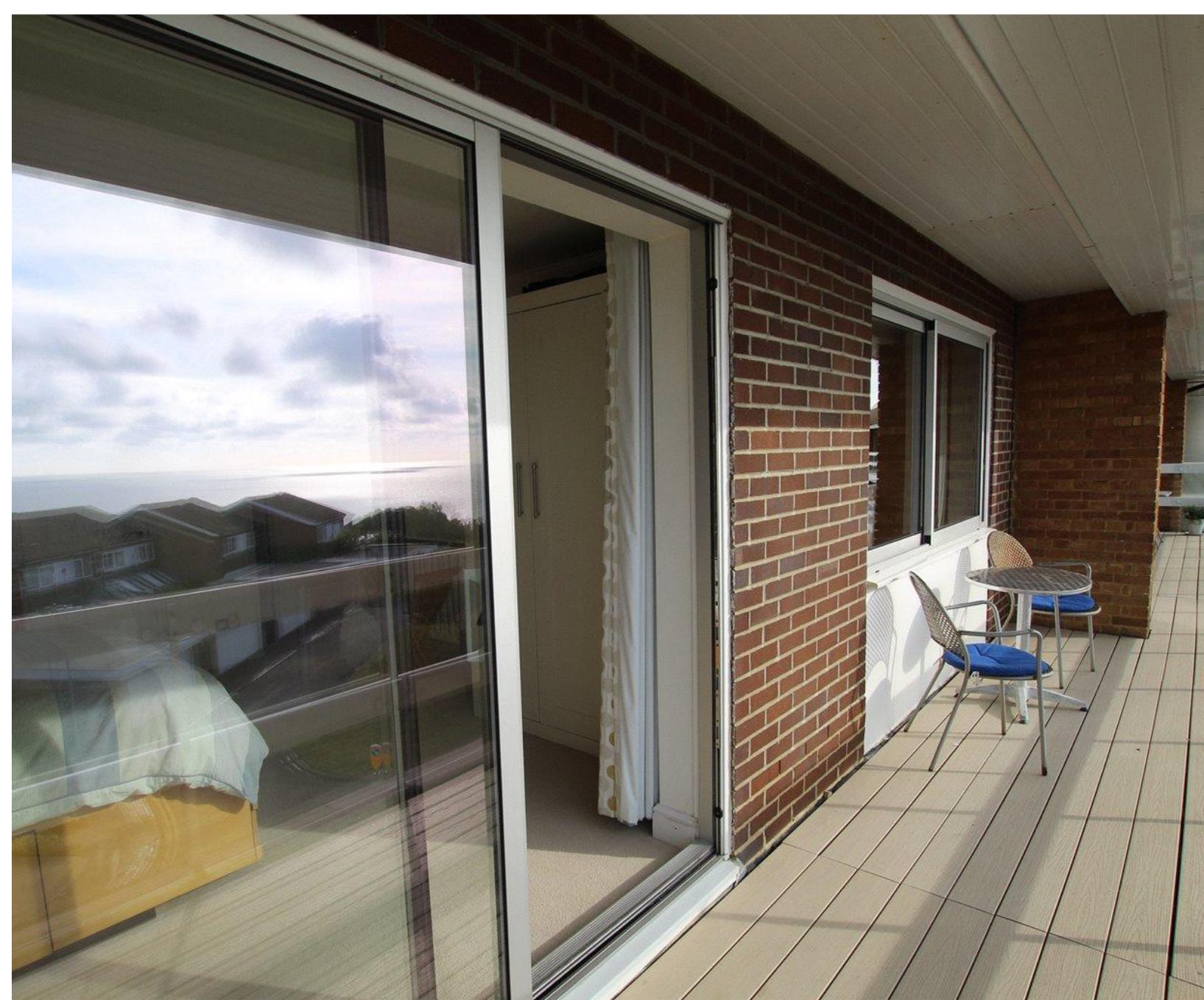




**Flat 20, Ravens Court, St. Johns Road,
Meads, Eastbourne, BN20 7HY
£475,000**

Rager & Roberts



Flat 20, Ravens Court, St. Johns Road, Meads, Eastbourne, BN20 7HY

Affording spectacular sea views from the top floor of this sought after purpose built development. A spacious two bedroom apartment with 50' southerly balcony.

communal entrance lobby • passenger lift • reception hall • 19' sitting room • 19' kitchen/dining room • 2 bedrooms (1 with en suite wc) luxurious bathroom/shower room • double glazing • gas fired central heating • 50' balcony • large undercover parking bay

Description

Affording spectacular sea views from the top floor of this sought after purpose built development. A spacious two bedroom apartment with 50' southerly balcony. This apartment has been extensively improved over the years and now benefits from a refitted 19' kitchen/dining room as well as a luxuriously fitted bathroom/shower room. New double glazed units have been installed recently and an outstanding feature of this apartment is the 50' southerly balcony which secures fabulous sea views. An early appointment to view is strongly recommended.

Location

Ravens Court is enviably situated just off Meads seafront. The property is served by the local shopping facilities of Meads High Street but is easily accessible to the west side of the town centre. There are main line rail services from Eastbourne to London Victoria and to Gatwick. Cultural facilities in the area include the Eastbourne theatres and world class opera at nearby Glyndebourne. There are channel ferries from Newhaven.

Communal Entrance Lobby with security entry phone system, passenger lift or stairs rise to the third floor (top) landing. Private front door to

Reception Hall with cloaks cupboard, service delivery cupboards, entry phone system, radiator.

Spacious Sitting Room 19' x 13' (5.8m x 3.96m) with glorious sea views, fitted modern electric fire, two radiators, Study area and sliding double glazed patio doors to

50' Balcony with new decked floor covering and affording magnificent sea views.

Kitchen/Dining Room 19' x 12' (5.8m x 3.66m) refitted with extensive range of granite working surfaces with drawers and cupboards below, sink unit with mixer tap, range of integrated appliances including the electric fan oven and gas hob with filter hood over, large wine chiller, microwave, dishwasher, freezer and washing machine. Space for fridge/freezer, wall mounted gas fired Worcester Bosch boiler, engineered oak flooring.

Bedroom 1 14'2" x 12'6" (4.32m x 3.8m) with fine sea views, built in wardrobe cupboard and further built in store cupboard, radiator, sliding double glazed doors give access to the large balcony and door to

Refitted en suite wc with low level wc, wash basin.

Bedroom 2 12'4" x 11'5" (3.76m x 3.48m) with sea views, built in wardrobe cupboards, radiator.

Large Bathroom/Shower Room refitted with white suite comprising large shower unit with wall mounted fittings, panelled bath with mixer tap, wash basin, low level wc, fully tiled walls and floor, heated towel rail.

Outside

Ravens Court has beautifully maintained communal gardens and grounds provided for the enjoyment of the residents.

Large under cover Parking Bay accessed via automatic up and over door, the parking bay has an area of built in store cupboards.

Length of Lease 972 years (to be confirmed)

Maintenance £2,635.00 per annum (to be confirmed)

Tenure Leasehold with a share of Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
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Fax: 01323 430144

OLD TOWN OFFICE

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ALFRISTON

1 North Street
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website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.