



A 1930's delight, a large first floor two bedroom apartment with a lift and private side door access. Offering well-tended communal gardens and a useful garage. The kitchen, family bathroom and second WC have all been luxuriously fitted out. The living/dining room and master bedroom have elegant bay windows and feature fireplaces. A characterful abode with some Art Deco features, generous accommodation and located in one of Meads' most desirable locations.

£425,000 | Share of the Freehold



Flat 2 The Ridge, 6 Bolsover Road, Meads, Eastbourne, East Sussex, BN20 7JE

Meads

Enviably situated in Bolsover Road, The Ridge is just around the corner from Eastbourne seafront and countless scenic walks on The South Downs National Park. Meads High Street offers local shopping and dining opportunities. Eastbourne town centre is less than one mile distant, with its' mainline railway station, Beacon Shopping Centre, restaurants and three theatres.

Communal Entrance Hallway

A grand hallway with stairs and lift to the first floor. Security entry phone system. Carpet flooring.

Reception Hall

Split level landing. Large shelved linen cupboard. Carpet flooring.

Cloakroom WC

Double glazed opaque window to side. Tiled flooring and fully tiled walls. Wash hand basin and W.C.

Lounge/Dining Room - 7.24m x 4.24m (23'9" x 13'11")

Double aspect room with double glazed bay window to front with South Downs views and double glazed window to side. Feature arched fireplace with marble mantelpiece. Picture rail. Coving. Period style radiator. Carpet flooring.

Kitchen - 4.11m x 3.12m (13'6" x 10'3")

Double glazed window to side aspect and door to side leading to external staircase down to communal garden. Tiled flooring. Fully fitted with a range of base units with space for cooker, gas hob, fridge/freezer and plumbing for dishwasher, washing machine and tumble dryer. White work surfaces with inset Butler style sink and drainer unit with mixer taps.

Inner Hallway

Airing cupboard. Carpet flooring. Opaque door to bathroom.

Bedroom One - 5.66m x 4.93m (18'7" x 16'2")

Double glazed bay window to front with views towards The South Downs. Feature period style fireplace. Picture rail. Period radiator.

Bedroom Two - 3.96m x 3.38m (13'0" x 11'1")

Double aspect room with double glazed windows to rear and side. Period style radiator. Wash hand basin.

Bathroom

Fully tiled walls and tiled flooring with under floor heating. Barrel vaulted ceiling with inset spotlights. Heated towel rail. Feature curved glass block wall. Extractor fan. Luxurious white suite comprising free-standing roll top bath with mixer taps and handheld shower attachment, wash hand basin and WC.

Communal Garden

Large level lawned garden with well stocked plant beds.

Garage

Situated to the rear of the building on a small block, with internal light. Second door along from the left.

Service Charge

We are informed by the vendor that they paid £1450.80 for their last quarterly payment in March 2024. This includes waste water, fresh water, buildings insurance, gardening, cleaning of communal areas. All gas central heating and all hot water are powered by a communal boiler in the basement. Letting and pets are not permitted in the lease.

Council Tax

Band C with Eastbourne Borough Council.

Utilities

This property has the following utilities:

Water; Mains Drainage; Mains Gas; Mains Electricity; Mains

Primary Heating; Gas communal central heating system

Solar Power; None

To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham

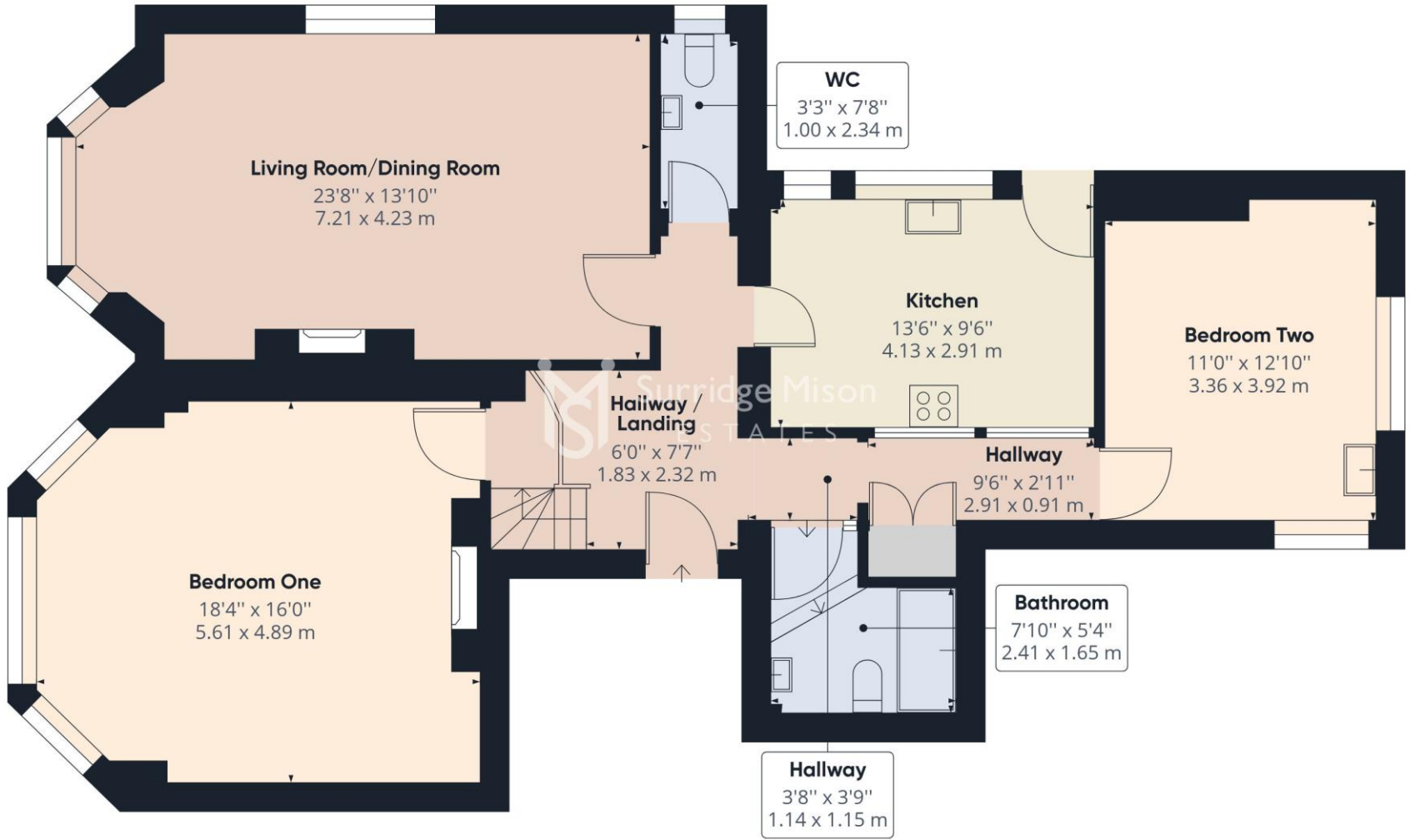
Pevensey, BN24 5LP

Company Registration Number 14506438

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



Approximate total area⁽¹⁾
1103.48 ft²
102.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

