



**The Lodge Blackwater Road, Eastbourne BN21 4JF**



**welcome to**

## **The Lodge Blackwater Road, Eastbourne**

Fox & Sons are delighted to offer to the market this fantastic two bedroom flat comprising a balcony, two double bedrooms, modern kitchen & shower room, dining room, separate WC and garage en bloc. The property further benefits from being sold with no onward chain.



### Communal Entrance Porch

Lift to all floors.

### Entrance Hall

Entry phone system. Radiator. Cupboard.

### Lounge

19' 11" x 12' 4" ( 6.07m x 3.76m )

Double glazed window and patio door to the side aspect. Radiator.

### Dining Room

11' 11" x 7' 10" ( 3.63m x 2.39m )

Double glazed window to the front aspect. Radiator. Cupboard containing boiler.

### Kitchen

8' x 11' 10" ( 2.44m x 3.61m )

A range of wall and base units with solid wood work top incorporating a stainless steel sink and drainer unit. Electric double oven and hob with cooker hood above. Integral fridge / freezer. Space and plumbing for washing machine and dish washer. Double glazed window to the front aspect.

### Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

### Bedroom 1

13' 4" max x 12' 4" ( 4.06m max x 3.76m )

Double glazed window to the side aspect. Radiator. Views of the South Downs and Devonshire Tennis Courts.

### Bedroom 2

9' 9" x 9' 9" ( 2.97m x 2.97m )

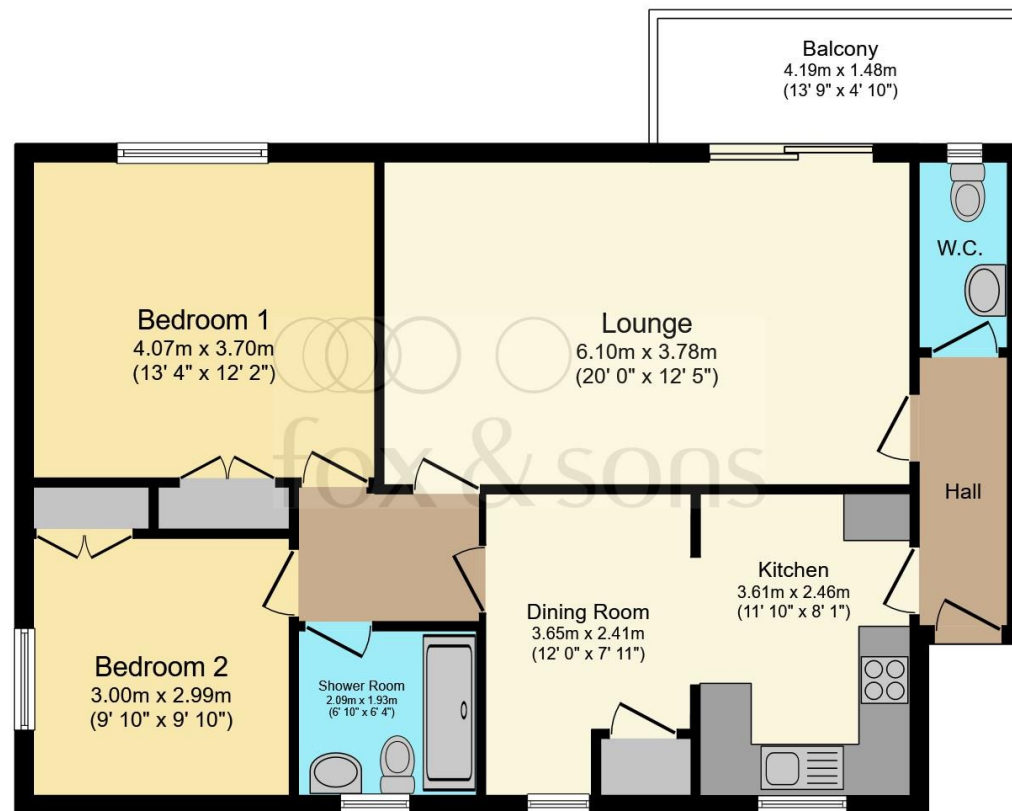
Double glazed window to the rear aspect. Built in wardrobe. Radiator.

### Shower Room

Comprising a walk in shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### Balcony

Private balcony overlooking Devonshire Tennis Courts and views of the South Downs.



Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Lodge Blackwater Road, Eastbourne

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- BALCONY
- GARAGE
- VIEWS OVER DEVONSHIRE TENNIS COURTS AND SOUTH DOWNS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£260,000**



Please note the marker reflects the postcode not the actual property

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



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