



Blackwater Road, Eastbourne BN20 7DL

welcome to

Blackwater Road, Eastbourne

GUIDE PRICE £550,000-£575,000

An extremely spacious FOUR BEDROOM converted mansion flat in the sought after Meads area of Eastbourne. Benefiting from much refurbishment throughout & character features. Boasting communal gardens to the rear, basement & garage. Sold with share of the freehold.



Communal Entrance

Impressive communal entrance with stone tiled floor and stone staircase up to the second floor.

Entrance Hall

Front door leading into large private entrance hall with sash windows to the front and rear aspect, two cast iron radiators, oak chevron flooring, built in wardrobe and entry phone.

Living Room

16' 9" into bay x 15' 9" into bay (5.11m into bay x 4.80m into bay)
Windows to the rear and side aspect, cast iron radiator, feature fire place and oak chevron flooring.

Inner Hallway

With built in wardrobe, oak chevron flooring and doors leading to kitchen, second bathroom and dining/bedroom 3.

Kitchen

13' 7" max x 11' 1" max (4.14m max x 3.38m max)
Fitted kitchen comprising of wall and base units with work surface over, integrated stainless steel sink and drainer unit, electric oven, electric hob with cooker hood over, plumbing for washing machine and dishwasher, part tiled walls, radiator, space for fridge freezer, cupboard housing water tank, window to the side and rear exit.

Bedroom 3

14' 5" max x 8' max (4.39m max x 2.44m max)
Window to the side aspect and cast iron radiator.

Cloakroom

Obscure window to the side aspect, radiator, WC and wash hand basin.

Second Bathroom

Obscure window to the side aspect, bath, wash hand basin and WC.

Bedroom 1

16' 3" into bay x 14' 7" max (4.95m into bay x 4.45m max)
Window to the front aspect, radiator, feature fire place and built in cupboard/wardrobe.

Bedroom 2

16' 3" into bay x 14' 2" max (4.95m into bay x 4.32m max)
Window to the side aspect, built in wardrobe, radiator, feature fire place and wash hand basin.

Bedroom 4 / Dining Room

12' 8" into bay x 12' 7" max (3.86m into bay x 3.84m max)
Window to the rear aspect, oak chevron flooring, radiator and feature fire place.

Inner Hallway

Inner hallway with built in wardrobe, storage cupboard, oak chevron flooring and door to:

Bathroom

Obscure window to the side aspect, roll top bath with mixer taps, vanity wash hand basin, shower with wall jets and bespoke paneling, WC and radiator.

Garden

Communal gardens to the rear of the property.

Garage

Garage in block.

Basement

Private basement room with window, power and lighting.



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Blackwater Road, Eastbourne

- FOUR BEDROOMS
- SHARE IN THE FREEHOLD
- COMMUNAL GARDENS AND GARAGE
- TWO BATHROOMS AND A SEPARATE CLOAKROOM
- PRIVATE BASEMENT

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£550,000 - £575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119790 - 0003

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