



Meads Road, Eastbourne BN20 7ET

welcome to

Meads Road, Eastbourne

Located in the heart of the ever popular Meads area is this beautifully presented and spacious three bedroom hall floor flat close to local shops, amenities, pubs, bus routes and seafront. Benefiting from character features throughout, modern kitchen and bathroom & private garden. Chain free.



Entrance Hall

Understairs cupboard, two windows to the rear aspect and two radiators.

Living Room

21' 6" max x 14' 6" max (6.55m max x 4.42m max)
Windows to the front and side aspects, fire place and radiator.

Kitchen

12' 3" x 8' 6" (3.73m x 2.59m)
Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine, space for fridge freezer and window to the side aspect.

Bedroom 1

16' 6" max x 14' 8" max (5.03m max x 4.47m max)
Window to the front aspect, fitted wardrobes and radiator.

Bedroom 2

15' max x 14' 6" max (4.57m max x 4.42m max)
Window to the side aspect, radiator and fire place.

Bedroom 3

10' 10" x 7' 4" (3.30m x 2.24m)
Mezzanine style room. Window to the side aspect, radiator.

Bathroom

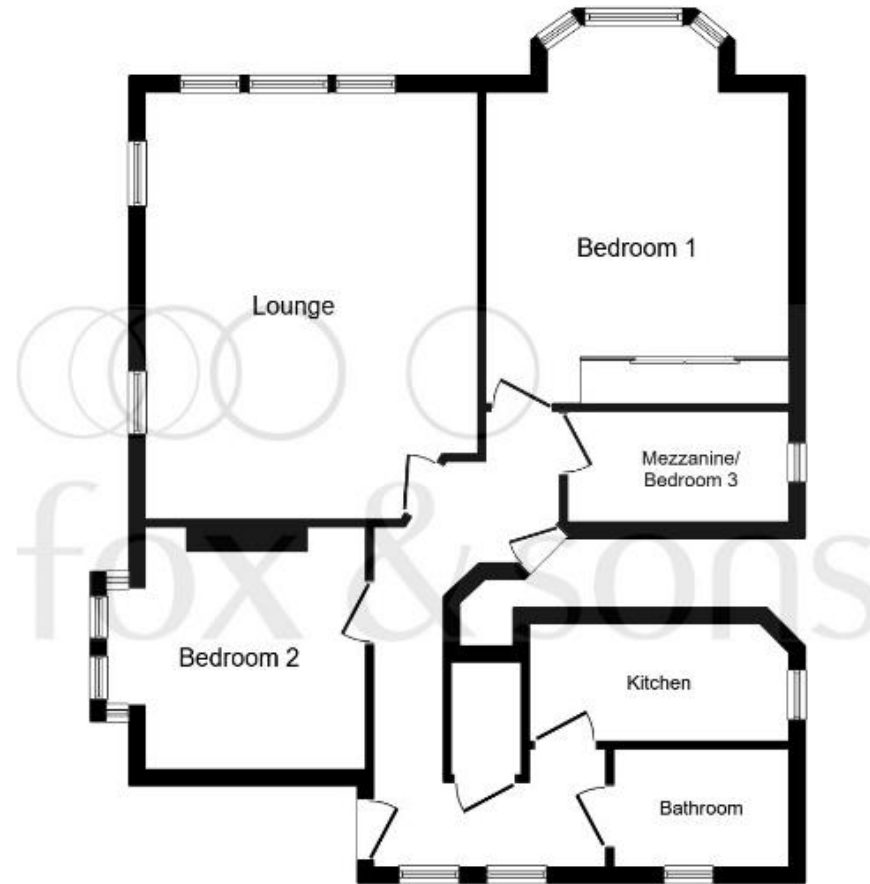
Window to the rear aspect, radiator, bath with mixer taps and shower attachment over, vanity wash hand basin, WC and boiler.

Garden

Garden situated at the front of the property with established plants and trees and a shed.

Storage

Large storage room in basement of building.



Floor Plan

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). Plan produced for Fox & Sons Powered by www.focalagent.com



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welcome to

Meads Road, Eastbourne

- Three Bedroom Ground Floor Flat
- Private Garden
- Share of the Freehold
- Chain Free
- Period Property With Character Features Throughout

Tenure: Leasehold EPC Rating: D

guide price

£390,000 - £400,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
EBN114905 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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