



## Key Features

- ◆ CHAIN FREE
- ◆ Bright and spacious open-plan living area
- ◆ Metres from the seafront and Western Lawns
- ◆ Sea Views
- ◆ Share of Freehold (999 year lease)
- ◆ EPC rating C



Silverdale Road, Meads, Eastbourne

£280,000



Northwood are delighted to welcome to market this bright, spacious second-floor, split-level apartment located just off Eastbourne seafront.

Accommodation comprises: sizable open-plan lounge/diner, fitted kitchen with integrated appliances, two double bedrooms, en-suite comprising of shower, WC and basin and family bathroom with white suite.

Further benefits include gas central heating, period features, lift, balcony and allocated parking space.

Located in the popular Lower Meads area of Eastbourne, just a short distance from the Western Lawns and promenade and surrounded by local shops, cafes and restaurants. This lovely two bedroom apartment is ideally placed to make the most out of life at the seaside.





View our immersive 3D tour to fully appreciate this remarkable property: <https://tour.giraffe360.com/a3e57d8b17364ac9b85f350b0f07b173/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council tax band: D £2308

Lease: 999 years from 2002

Service Charge: £2500 per annum

Ground Rent: £0



### Entrance Hall

2.70m x 1.35m (8'11" x 4'5")

Centrally located entrance hall, carpeted with storage cupboard, plenty of space for coats and shoes and doors to all rooms

### Lounge/Diner

6.41m x 4.32m (21'0" x 14'2")

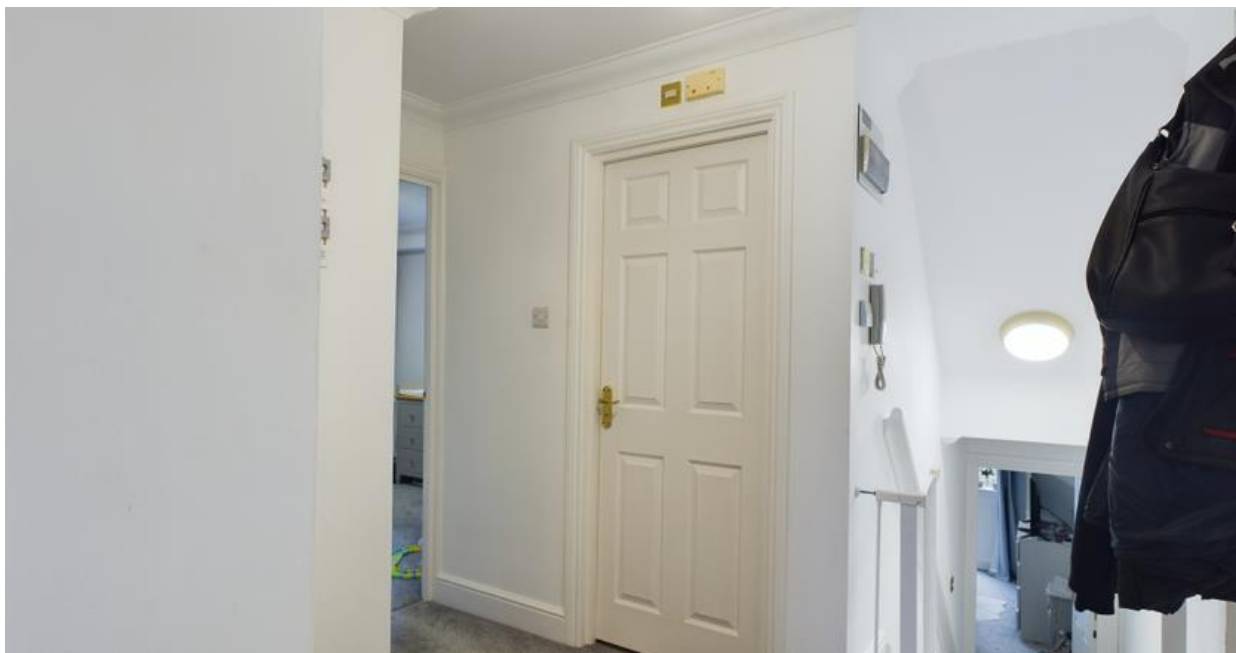
Open-plan lounge/diner, carpeted with two, Georgian, single-glazed windows to front aspect, one of which is a generous bay looking out to sea

### Kitchen

3.52m x 2.86m (11'6" x 9'5")

Fitted kitchen with single-glazed sash window to side aspect, wood-effect vinyl flooring, wood-effect cabinets with black laminate work tops, boiler, gas hob with stainless steel cooker hood above, eye-level electric oven and integrated appliances including fridge/freezer, washing machine and dishwasher





### Bathroom

1.96m x 1.75m (6'5" x 5'8")

White tiled family bathroom with light grey wood-effect vinyl flooring and white suite comprising of bath, WC and basin

### Bedroom Two

3.52m x 2.86m (11'6" x 9'5")

Double bedroom, carpeted with uPVC double-glazing to rear aspect

### Bedroom One

4.01m x 3.64m (13'2" x 11'11")

Large double bedroom, carpeted with en suite and uPVC double-glazed windows and patio doors to rear aspect and balcony

### En Suite

2.65m x 1.05m (8'8" x 3'5")

White tiled shower room with light grey wood-effect vinyl flooring, uPVC double-glazing to side aspect and white suite comprising of basin, WC and shower cubicle

### Balcony

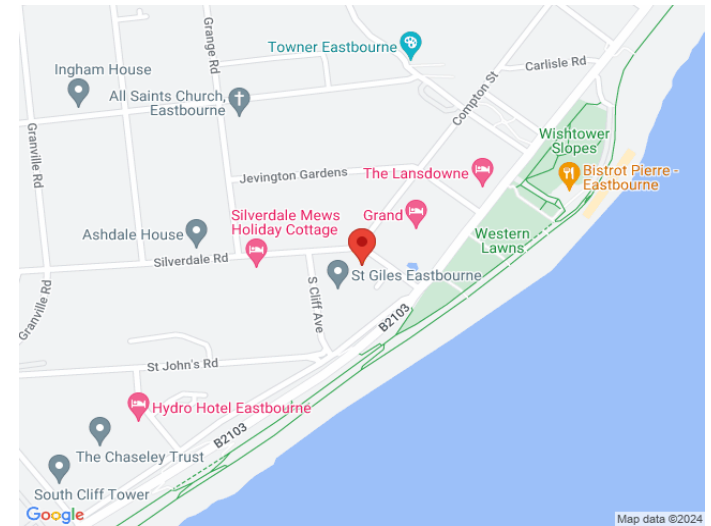
2.31m x 1.54m (7'7" x 5'1")

Steel balcony to rear aspect with composite plank flooring

### Parking

Allocated parking space behind building





## Northwood

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