



Key Features

- ◆ Three-bedroom, ground floor apartment
- ◆ Sought-after Meads location
- ◆ Close to South Downs and Eastbourne seafront
- ◆ Split-level accommodation
- ◆ Leasehold
- ◆ EPC rating D



Baslow Road, Meads, Eastbourne

£425,000



Northwood are delighted to welcome to market this beautiful three-bedroom, ground-floor apartment in the highly sought-after Meads area of Eastbourne.

Accommodation is arranged over two floors and comprises: large, light-filled lounge, dining room, modern fitted kitchen, three double bedrooms, office, workshop, bathroom with shower over jacuzzi bath and sunroom with views out to sea.

Further benefits include: period features, high ceilings, working fireplace, private front garden, private rear terrace and garage en-bloc.

Located in the extremely desirable Meads area of Eastbourne, right on the edge of the South Downs and only a short stroll to Meads village for local shops and amenities along with a delightful selection of cafes, restaurants and bars. Eastbourne's fabulous Victorian seafront is also just minutes away, accessed via the beautiful Italian Gardens at Holywell next to the prestigious Bede's Prep School.





The split-level layout of this stunning apartment can be configured to suit a variety of lifestyles, with the lower floor in particular offering flexible accommodation which could be arranged to suit multi-generational living.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property:
<https://tour.giraffe360.com/1eb2df8e7f5a4c9581b305b14603fbfc/>

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

Council Tax Band C: £2148

Lease: 140 years remaining

Ground Rent: £50 per annum

Service Charge: 1/3 of building insurance and necessary maintenance on an as-and-when basis

Approach and Front Garden

A stunning Edwardian villa in a quiet street on the edge of the South Downs with free on-street parking. Two paths lead down either side of the front lawn - one path leads to the kitchen door, the other is a shared path which leads to the front door of both apartments.

19a is the ground and lower-ground floors accessed to the right-hand side of the building.

Entrance Lobby

1.50m x 1.42m (4'11" x 4'8")

Period front door with glazed inserts to side aspect and inset spotlights over a stone tiled floor

Bathroom

2.93m x 1.47m (9'7" x 4'10")

Stone-clad family bathroom with period windows to side aspect, extractor fan, heated towel rail and white suite comprising basin and WC with vanity unit and large jacuzzi bath electric shower and screen over







Hallway

Centrally positioned hallway, carpeted with period, natural pine doors leading to all ground floor rooms and lower floor stairs, two radiators, storage cupboard and period bay window to side aspect

Bedroom One

4.76m x 4.21m (15'7" x 13'10")

Large, bright double bedroom, carpeted with radiator, period moulding arched window to side aspect and period sash bay window to rear aspect with views of the sea

Living Room

5.19m x 4.76m (17'0" x 15'7")

Spacious living room, carpeted with large, feature fireplace, period mouldings, open-plan access to dining room and large period sash bay window to rear aspect with beautiful views across the Meads to the sea

Sunroom

2.04m x 2.04m (6'8" x 6'8")

South facing sunroom with red quarry tiled floor and period windows - the perfect place to relax and drink in the views as well as access to the rear terrace

Dining Room

2.88m x 2.55m (9'5" x 8'5")

Good-sized dining room, carpeted with radiator and period sash windows to front aspect - open-plan to living room and directly adjacent to the kitchen

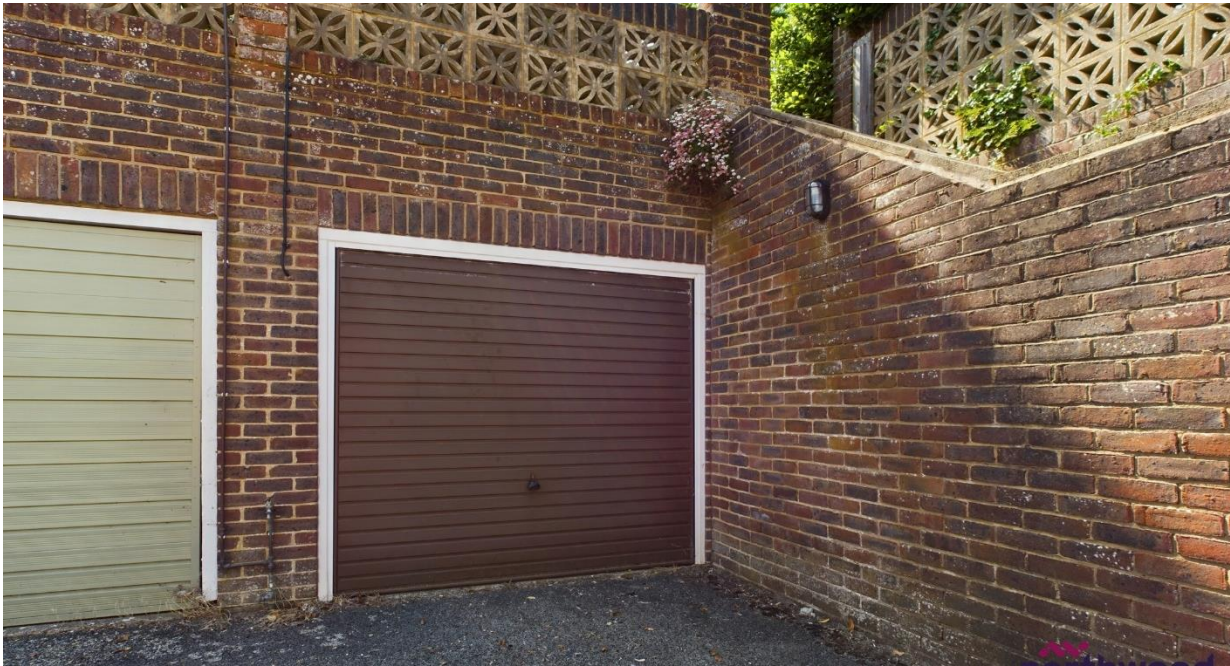
Kitchen

3.60m x 2.01m (11'10" x 6'7")

Modern fitted kitchen with terracotta tiled floor, period windows to front aspect, door to side aspect, oak worktop over wooden cabinets with blue doors, stainless steel cooker hood over gas hob and built-under electric oven, integrated fridge-freezer and space/plumbing for dishwasher and washing machine







Bedroom Two

4.20m x 3.20m (13'10" x 10'6")

Double bedroom with wood-effect laminate flooring, inset spotlights, radiator, built-in wardrobes, basin and period sash bay window to front aspect

Lower Hall

3.44m x 1.37m (11'4" x 4'6")

A door in upper hallway reveals stairs to the lower hall, carpeted with wood panelling, decorative moulding and inset spotlights

Workshop

2.94m x 2.10m (9'7" x 6'11")

Located at the end of the lower hall, containing the boiler and a length of counter - perfect for hobbies or just extra storage

Office

2.60m x 2.28m (8'6" x 7'6")

At the opposite end of the lower hall, adjacent to the third bedroom with wood-effect laminate flooring, inset spotlights and radiator, this space is currently used as an office but could be converted into a sizable dressing room

Bedroom Three

4.96m x 4.62m (16'4" x 15'2")

Large double bedroom with wood-effect laminate flooring, inset spotlights, two radiators and two windows opening onto rear terrace

Currently used as a sitting/breakfast room, this could be a bedroom, an office or a playroom

Rear Terrace

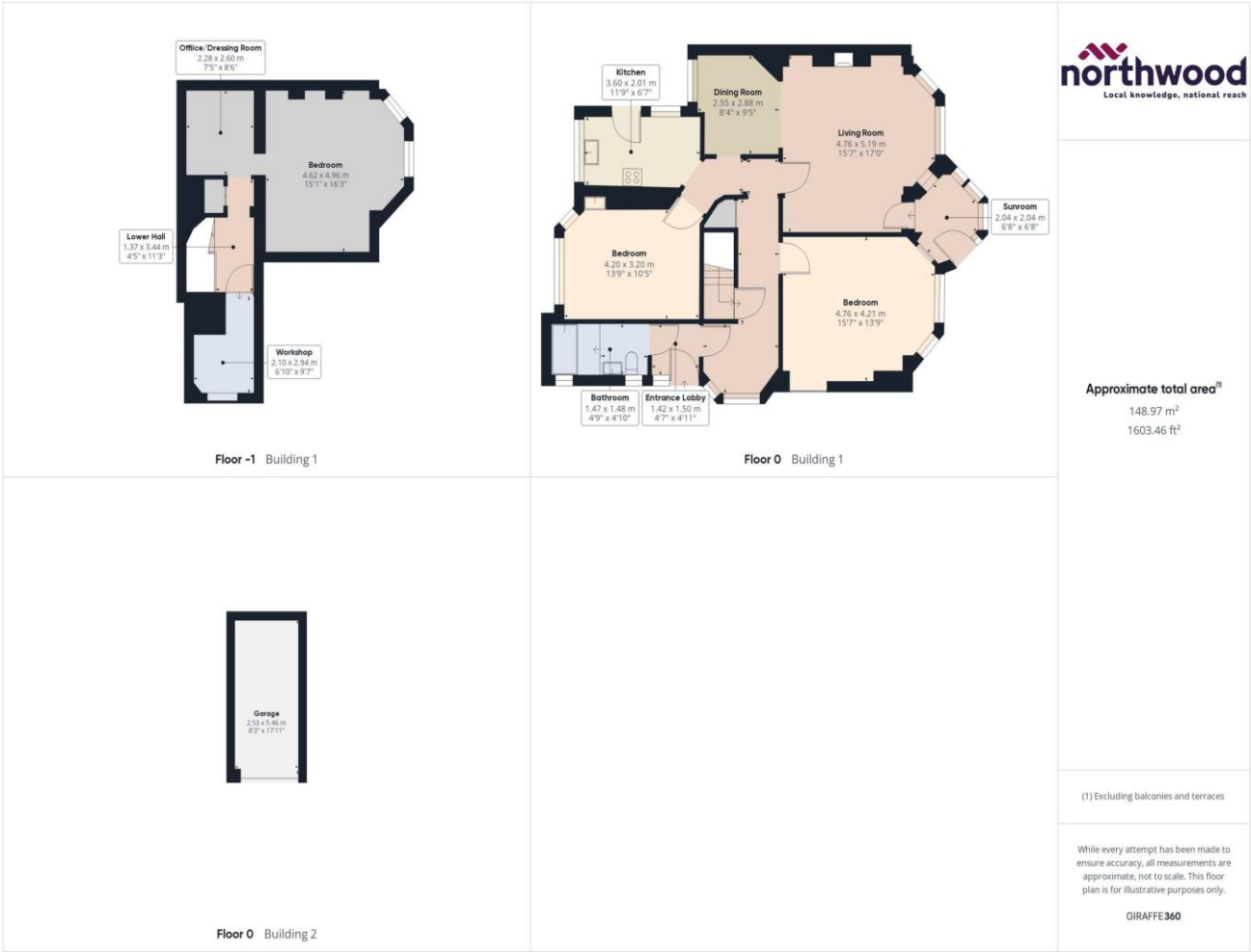
South facing gravel terrace with views across the Meads to the sea, plenty of space for entertaining and garden plants

Garage

5.46m x 2.53m (17'11" x 8'4")

Garage en-bloc, accessed via a shared path from the terrace or via Rowsley Road





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