



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**Offers In Excess Of:  
£275,000**



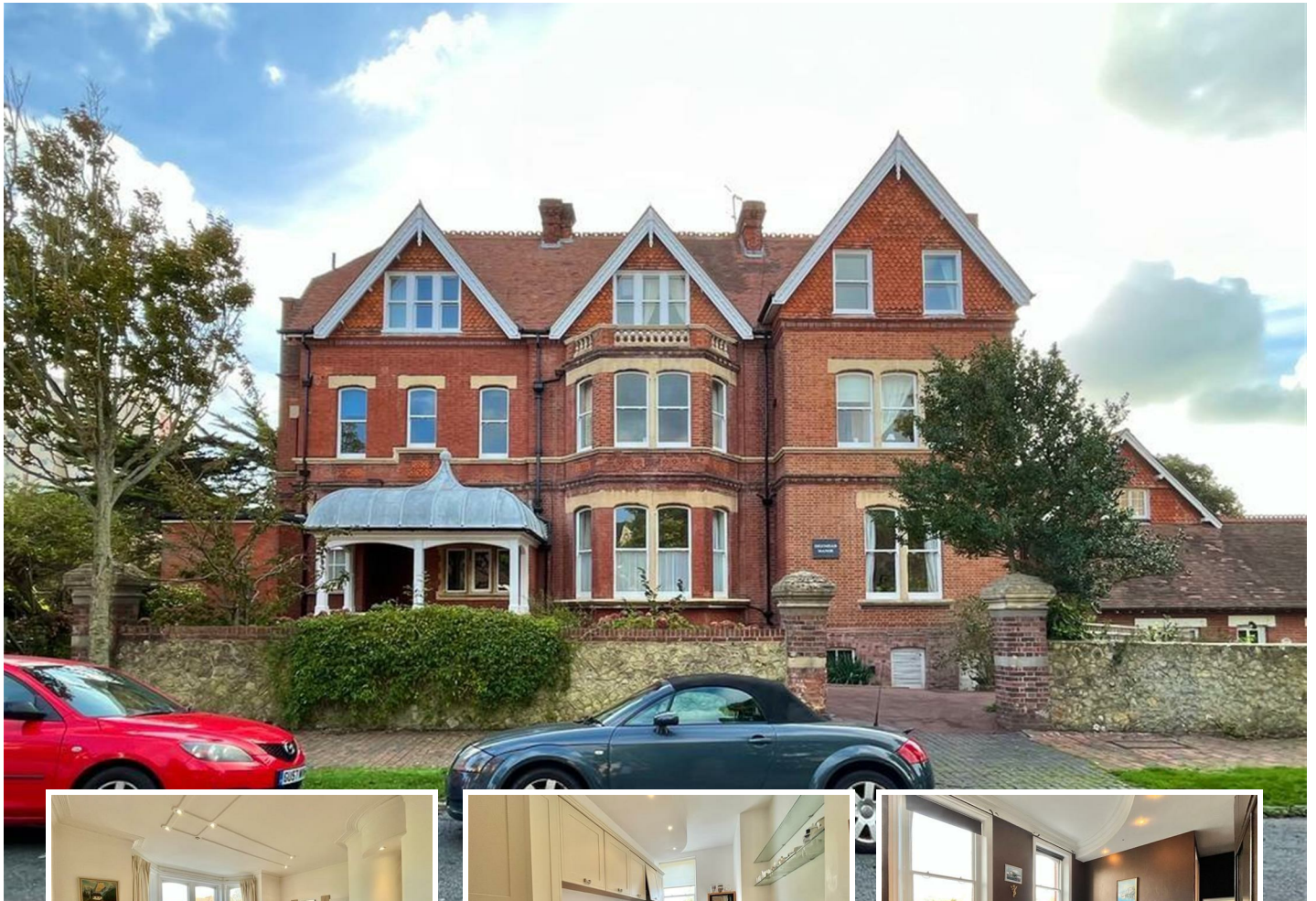
2 Bedroom



1 Reception



2 Bathroom



## 7 Highmead Manor, Buxton Road, Eastbourne, BN20 7LF

\*\*\*Offers in Excess of £275,000\*\*\*

A stunning two bedroom converted apartment situated on the first floor of this imposing detached residence. Located in the highly sought after Meads area of Eastbourne within comfortable distance from the seafront the flat offers well presented accommodation whilst managing to retain many character features. The spacious accommodation comprises of two double bedrooms, one with an en-suite bathroom, a stunning 22'9 x 20 bay windowed lounge, fitted kitchen and further bathroom. Set in wonderful lawned communal gardens the flat is being sold with a garage and share of the freehold. An internal inspection comes very highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

7 Highmead Manor,  
Buxton Road,  
Eastbourne, BN20 7LF

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## Main Features

- Converted Meads Apartment
- 2 Bedrooms
- First Floor
- Stunning Bay Windowed Lounge
- Modern Fitted Kitchen
- En-Suite Bathroom & Cloakroom
- Bathroom/WC
- Large Communal Gardens
- Garage
- CHAIN FREE

### Entrance

Communal entrance, with security entryphone system, leading to a wonderful communal hallway. Stairs to first floor private entrance door to -

### Hallway

Inset spotlights. Solid wood flooring. Stained glass window.

### Bay Windowed Lounge

22'9 x 20' (6.93m x 6.10m )

Electric radiator. Television point. Ornate ceiling with inset spotlight. Wood flooring. Bay window.

### Modern Fitted Kitchen

15'2 x 7'10 (4.62m x 2.39m )

Modern range of fitted wall and base units. Marble worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in electric hob and oven. extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Fitted breakfast bar. Wall mounted electric heater. Inset spotlights. Sash window.

### Bedroom 1

13'3 x 12' (4.04m x 3.66m )

Electric radiator. Extensive range of fitted wardrobes. Corniced ceiling. Inset spotlights. Two Sash windows to front aspect. Opening to en-suite bathroom and door to cloakroom.

### En-Suite Bathroom

Suite comprising Jacuzzi bath with mixer tap and shower attachment. Vanity unit with marble surface with inset sink, mixer tap and cupboard below. Tiled floor. Part tiled walls. Shaver point. Fitted mirror with mosaic surround. Heated towel rail. Sash window.

### Cloakroom

Low level WC. Wash hand basin. Chrome heated towel rail. Part tiled walls. Sash window.

### Double Aspect Bedroom 2

10'8 excluding door recess x 10'5 (3.25m excluding door recess x 3.18m )

Electric radiator. Fitted bedroom furniture comprising wardrobe, shelving and desk. Sash windows to front and side aspects.

### Bathroom/WC

White suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Vanity unit with marble surface, inset wash hand basin, mixer tap and cupboards below. Extractor fan. Inset spotlights. Shaver point.

### Outside

The flat is set in stunning lawned communal gardens that are laid to lawn with mature trees and shrubs.

### Parking

The flat has a garage with up & over door.

EPC = D.

Council Tax Band = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: N/A**

**Maintenance: £6215 per annum which includes water (under review)**

**Lease: In excess of 900 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.