



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £240,000 - £250,000



2 Bedroom



1 Reception



1 Bathroom



## Flat 4, 46 Blackwater Road, Eastbourne, BN20 7DH

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*

A spacious and well presented proportioned two bedroom second floor apartment set in pleasant lawned communal gardens. Forming part of this attractive residence in the highly sought after Lower Meads area of Eastbourne the flat benefits from two double bedrooms, a refitted kitchen/breakfast room, and bathroom/WC. Within easy walking distance of the town centre, nearby theatres and the Beacon shopping centre an internal inspection comes very highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

Flat 4, 46 Blackwater Road,  
Eastbourne, BN20 7DH

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## Main Features

- Spacious Lower Meads  
Converted Apartment
- 2 Double Bedrooms
- Second Floor
- Lounge/Dining Room
- Fitted Kitchen/Breakfast  
Room
- Bathroom/WC
- Lawned Communal Garden
- CHAIN FREE

## Entrance

**Spacious Hallway**  
Radiator. Dado rail. Picture rail. Built-in cupboard.

## Lounge/Dining Room

16'5 x 11'8 (5.00m x 3.56m )  
Radiator. Feature fireplace. Coved ceiling. Picture rail. Built-in cupboard.  
Two double glazed windows to front aspect with far reaching roof top  
views over Eastbourne.

## Fitted Kitchen/Breakfast Room

13'7 x 10'5 (4.14m x 3.18m )  
Range of fitted lightwood wall and base units. Worktop with inset single  
drainer sink unit and mixer tap. Built-in gas hob and electric oven.  
Plumbing and space for washing machine. Space for upright  
fridge/freezer. Wall mounted gas boiler. Part tiled walls. Built-in larder  
cupboard. Radiator. Two sash windows.

## Bedroom 1

16'8 x 12'1 (5.08m x 3.68m )  
Radiator. Wall lights. Picture rail. Feature fireplace. Two sash windows to  
rear aspect.

## Bedroom 2

16'3 x 7'7 (4.95m x 2.31m )  
Radiator. Picture rail. Built-in double wardrobe. Two sash windows to front  
aspect.

## Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower  
attachment. Low level WC. Pedestal wash hand basin. Part tiled walls.  
Radiator. Picture rail. Frosted window.

## Outside

Communal garden.

EPC = C

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: Awaiting confirmation**

**Maintenance: £100pcm**

**Lease: 999 years from 1975. We have been advised of the 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.