

2 Bolsover Court  
19 Bolsover Road  
Eastbourne, BN20 7JG

Leasehold - Share of Freehold

Guide Price

£350,000 - £375,000



3 Bedroom

1 Reception

1 Bathroom



TOWN FLATS

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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.



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\*\*\*GUIDE PRICE £350,000 to £375,000\*\*\*

An extremely well presented and spacious three bedroom apartment enviably situated yards from Eastbourne seafront being sold CHAIN FREE. Set in stunning park like communal gardens the flat forms part of this attractive and imposing residence in the Meads. Having undergone significant improvement the flat benefits from a private entrance door, wonderful double glazed lounge with fitted media centre and raised dining area, refitted kitchen with integrated appliances, utility room and luxury refitted bathroom. Bedrooms 1 & 2 are spacious double bedrooms, bedroom 3 has a walk-in wardrobe and access to a private storage shed. With a share of the freehold, residents parking and Meads High Street with its local shops being within comfortable walking distance an internal inspection comes highly recommended.

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## Main Features

- Well Presented & Spacious Apartment In Meads
- 3 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Luxury Bathroom/WC
- Private Entrance
- Communal Gardens
- Residents Parking Facilities
- CHAIN FREE

Entrance  
Stairs down to a private entrance door to -

Lobby  
Picture rail. Further door to -

Hallway  
Radiators. Picture rail. Walk-in storage cupboard and further built-in cupboard with fixed shelving. Wall lights. Stripped & polished flooring.

Lounge/Dining Room  
29'8 x 12'3 (9.04m x 3.73m)  
Stunning room with double glazed window to front aspect. Radiator. Fitted media centre with built-in cupboards, fixed shelving and electric fire. Raised dining area with oak flooring.

Fitted Kitchen  
12'6 x 7'10 (3.81m x 2.39m)  
Modern range of refitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Integrated fridge and freezer. Breakfast bar. Tiled floor. Inset spotlights. Cupboard housing gas boiler. Plumbing and space for washing machine and tumble dryer. Window. Door to -

Utility Room  
7'2 x 4'1 (2.18m x 1.24m )  
With matching worktop and floor tiles. Plumbing and space for washing machine and tumble dryer. Fixed shelving. Window.

Double Aspect Bedroom 1  
13'4 x 12'8 (4.06m x 3.86m )  
Contemporary style radiator. Fitted wardrobes. Picture rail. Frosted double glazed window to front and side aspects.

Bedroom 2  
13'6 x 12'4 (4.11m x 3.76m )  
Radiator. Picture rail. Fitted wardrobe. Frosted double glazed window.

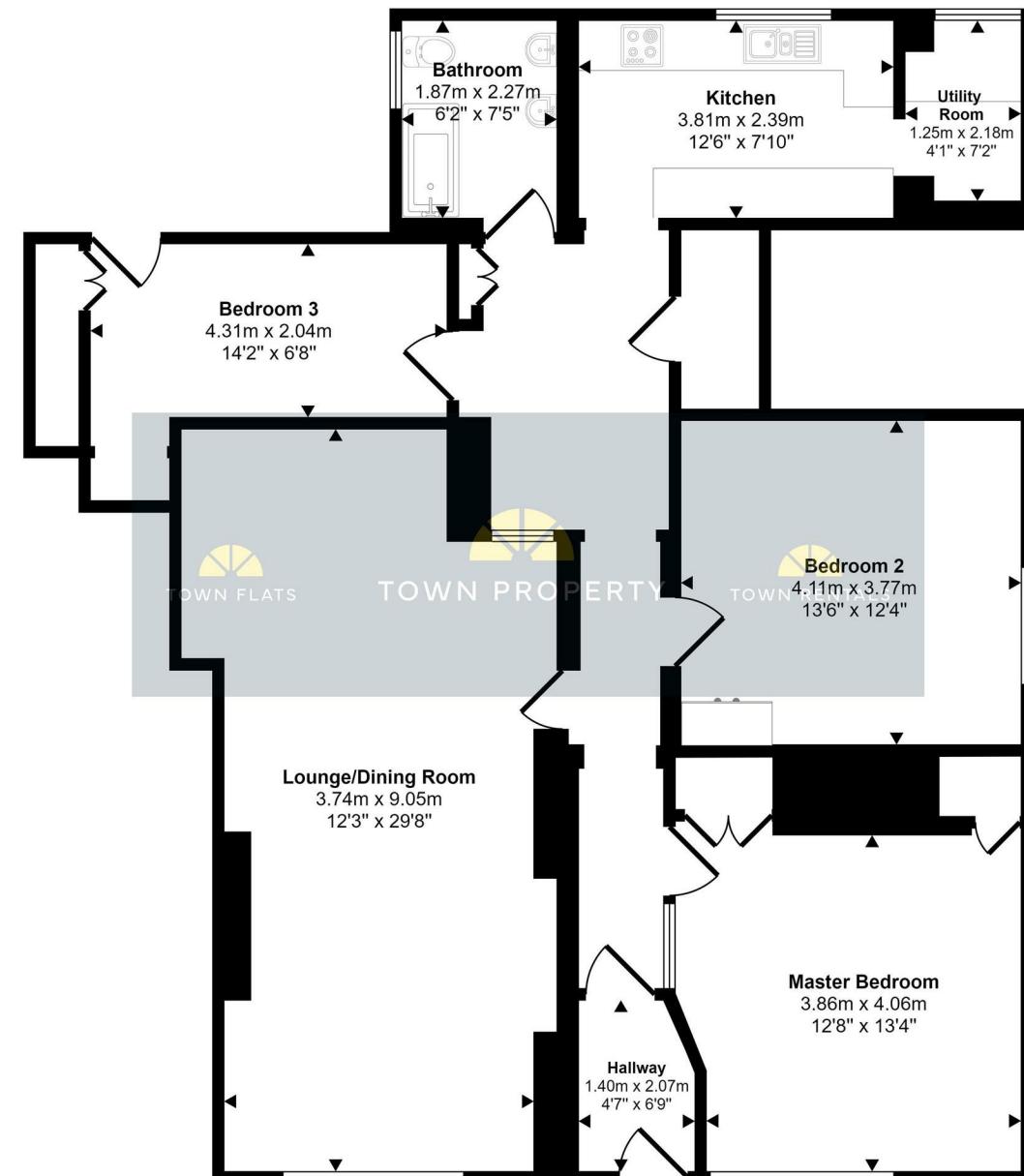
Bedroom 3  
14'2 x 6'8 (4.32m x 2.03m )  
Radiator. Corniced ceiling. Inset spotlights. Walk-in wardrobe with hanging rail. Built-in cupboard with fixed shelving. Door to gardens.

Modern Luxury Bathroom/WC  
Refitted white suite comprising panelled bath with shower over and wall mounted mixer tap. Low level WC. Large vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Part tiled walls. Tiled floor. Inset spotlights. Chrome heated towel rail. Frosted double glazed window.

Outside  
The flat has a stunning park like lawned communal gardens with seating areas. There are further gardens to the front with flower beds, seating areas and residents parking facilities on a first come first served basis. There is also a private storage shed that is accessed via bedroom 3.

Council Tax Band = C

EPC = C



Floorplan

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: £130 per calendar month

Lease: 999 years from 1977. We have been advised of the lease term, we have not seen the lease

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