



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



2 Bathroom

£399,950



3 Wellsmead Place, 74 Meads Road, Eastbourne, BN20 7QG

Situated within the heart of Meads Village surrounded by beautiful 'park like' communal gardens this three bedroom purpose built apartment is on the first floor. The apartment comprises of a large kitchen/breakfast room, three spacious bedrooms with the master bedroom having an en-suite shower room, large living room with Juliette balcony and family bathroom. The property also benefits from a garage and is being sold CHAIN FREE.

3 Wellsmead Place,
74 Meads Road,
Eastbourne, BN20 7QG

Leasehold - Share of Freehold

£399,950

Main Features

- Spacious & Well Presented 3 Bedroom Meads Apartment
- First Floor
- Lounge With Juliette Balcony
- Fitted Kitchen/Breakfast Room
- En-Suite Shower Room/WC
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Park Like Communal Gardens
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Entryphone handset. Radiator. Cupboard.

Lounge

15'10 x 14'0 (4.83m x 4.27m)

Radiator. Carpet. Double glazed window & double glazed double doors to Juliette balcony.

Fitted Kitchen/Breakfast Room

12'4 x 9'3 (3.76m x 2.82m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset four ring electric hob. Eye level oven with integrated microwave above. Integrated fridge/freezer and washing machine. Tiled floor. Double glazed window to side aspect.

Bedroom 1

11'1 x 9'8 (3.38m x 2.95m)

Radiator. Built-in wardrobe with sliding mirrored doors. Carpet. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled floor.

Bedroom 2

10'3 x 10'0 (3.12m x 3.05m)

Radiator. Built-in wardrobe with sliding mirrored doors. Carpet. Double glazed window to side aspect.

Bedroom 3

9'5 x 8'0 (2.87m x 2.44m)

Radiator. Cupboard. Double glazed window to side aspect.

Bathroom/WC

Suite comprising panelled bath with wall mounted shower above & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor.

Outside

Set within well established communal gardens providing 'park like' feel for private residents to enjoy with mature shrubs and trees. There is a block paved driveway leading to an area of resident & visitor parking. The driveway continues to provide access to -

Brick Built Garage

With up & over door, power & light.

EPC = B

Council Tax Band = E

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: £4,056.42 per annum

Lease: 999 years from 2000. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.