



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £315,000 - £330,000



3 Bedroom



1 Reception



2 Bathroom



### Flat 4, 6 Silverdale Road, Eastbourne, BN20 7AL

\*\*\*GUIDE PRICE £315,000 - £330,000\*\*\*

A well presented three bedroom top floor apartment forming part of this attractive residence in the Lower Meads. Enviably situated yards from the seafront and nearby theatres the apartment provides spacious and well proportioned accommodation. Benefits include a security entryphone system, three double bedrooms, one with a refitted en-suite shower room, further bathroom, wonderful lounge/dining room and modern open plan kitchen with integrated appliances. Lovely views can be enjoyed from the rear over Jevington Gardens and towards the South Downs. Outside there is an allocated parking space to the front and to the rear there is an attractive communal garden that is laid to patio with access to the private park, Jevington Gardens. Eastbourne town centre is within comfortable walking distance and an internal inspection comes highly recommended.



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## Main Features

- Well Presented Lower Meads Apartment
- 3 Bedrooms
- Top Floor
- Lounge/Dining Room
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Bath & Shower Room/WC
- Communal Garden
- Allocated Parking Space

### Entrance

Communal entrance with security entry phone system. Stairs to top floor private entrance door to -

### Landing

Radiator. Inset spotlights. Loft access (not inspected).

### Lounge/Dining Room

15'7 x 15'0 (4.75m x 4.57m )

Radiator. Television point. Inset spotlights. Feature fireplace with ornate surround & tiled hearth. Sash window with views up Southcliff Avenue towards the seafront.

### Open Plan Fitted Kitchen

8'9 x 7'4 (2.67m x 2.24m )

Range of fitted high gloss wall and base units. Worktop with inset double drainer sink unit and mixer tap. Cooker point with stainless steel extractor cooker hood. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Built-in eye level electric oven and microwave. Inset spotlights. Oak flooring. Skylight.

### Bedroom 1

14'4 x 13'11 (4.37m x 4.24m )

Radiator. Inset spotlights. Television point. Feature fireplace with ornate surround and tiled hearth. Sash window with glorious views over Jevington Gardens and towards the South Downs.

### Bedroom 2

15'7 x 13'9 (4.75m x 4.19m )

Radiator. Inset spotlights. Feature fireplace with ornate surround and tiled hearth. Television point. Sash window to front aspect with views up South Cliff Avenue towards the seafront. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap & cupboards below. Low level WC with concealed cistern. Built-in cupboard. Tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

### Bedroom 3

13'1 x 8'5 (3.99m x 2.57m )

Inset spotlights. Television point. Built-in cupboard housing gas boiler. Two sash windows to rear with glorious views over Jevington Gardens and towards the South Downs.

### Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Shower cubicle. Tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Inset spotlights. Skylight.

### Outside

To the rear is a pleasant communal garden that is laid to patio with raised flower beds and access to the wonderful lawned Jevington Gardens.

### Parking

The flat has an allocated parking space to the front.

Council Tax Band = C

EPC = 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: £3053.76 per annum**

**Lease: 125 years from 2011. 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.