



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£299,950



4 Bedroom



1 Reception



1 Bathroom



39B Silverdale Road, Eastbourne, BN20 7AT

An incredibly spacious four bedroom apartment that occupies the whole of the top floor of this imposing detached residence. Being offered CHAIN FREE the flat is enviably situated in the Lower Meads area of Eastbourne within comfortable walking distance of the seafront and theatres. Providing versatile accommodation the flat has four double bedrooms, two of them connected, a glorious 22'8 x 21'9 double aspect lounge/dining room, spacious bathroom and separate cloakroom. With a share of the freehold and remainder of a 900 year lease term, an internal inspection comes highly recommended.

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Main Features

- Spacious Lower Meads Apartment
- 4 Bedrooms
- Second Floor
- Bay Windowed Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Bedroom 4/Study
- Bathroom/WC
- Cloakroom
- Share Of The Freehold

Entrance

External staircase to first floor communal entrance. Stairs to second floor private entrance door to second floor private entrance door to -

Split Level Hallway

Radiators. Entryphone handset. Built-in cupboard with fixed shelving. Loft access (not inspected).

Bay Windowed Double Aspect Lounge/Dining Room

22'8 x 21'9 (6.91m x 6.63m)

Glorious room with bay window to rear aspect. Radiators. Feature fireplace with tiled hearth. Cupboard housing gas boiler. Windows to side aspect.

Fitted Kitchen

15'7 x 8'0 (4.75m x 2.44m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Radiator. Part tiled walls. Window to front aspect.

Double Aspect Bedroom 1

18'6 x 9'9 (5.64m x 2.97m)

Radiator. Fitted wardrobe with fixed shelving. Skylight. Sash window to front aspect.

Bedroom 2

13'11 x 10'2 (4.24m x 3.10m)

Radiator. Vanity unit with inset wash hand basin, chrome mixer tap, cupboards below and tiled splashback. Sash window to front aspect.

Bedroom 3

13'11 x 12'0 (4.24m x 3.66m)

Radiator. Built-in wardrobe with hanging rail. Glazed door to fire escape. Further door to -

Bedroom 4/Study

13'7 x 13'7 (4.14m x 4.14m)

Radiator. Fixed shelving. Window to side aspect.

Bathroom/WC

White suite comprising panelled bath with mixer tap. Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted window.

Cloakroom

Low level WC. Wash hand basin. Radiator. Frosted window

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: Awaiting confirmation

Maintenance: £1809.50 per annum

Lease: 999 years from 1966. 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.