

2 Meadhurst,  
31 Meads Road,  
Eastbourne, BN20 7ET

Leasehold - Share of Freehold

**Guide Price**  
**£390,000 - £400,000**



 3 Bedroom  1 Reception  1 Bathroom



**TOWN FLATS**

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[01323 416600](tel: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.



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Mansion style GARDEN apartment occupying the entire hall floor of this detached period dwelling in Lower Meads. Retaining many charming features including high ceilings, large windows, decorative corning and ceiling panelling; the property has also been updated with brand new double glazed sash windows and a modern combi boiler. Comprising three bedrooms, dual aspect and impressive lounge, fitted kitchen and bathroom. Further benefits include a share of freehold, private lawned garden with seating area and large storage cupboard located in the basement. The location affords a short and level walk into the town centre, train station and beach.

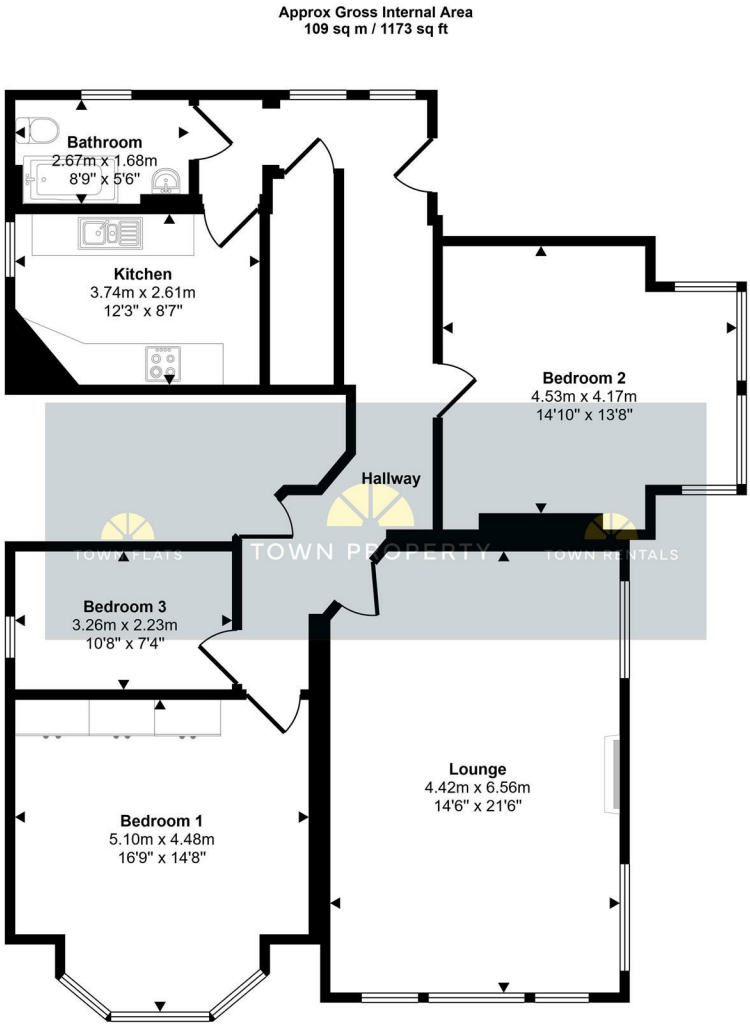
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Main Features	Entrance Communal entrance with security entry phone system. Hall floor private entrance door to -
• Lower Meads Mansion Style GARDEN Apartment	Hallway Radiators. Large storage cupboard. Fire escape door. Double glazed Sash window to rear aspect.
• 3 Bedrooms	
• Entire Hall Floor	Double Aspect Bay Windowed Lounge 21'6" x 14'6" (6.56m x 4.42m ) Radiator. Original feature fireplace. Decorative cornicing. Double glazed Sash window to front & side aspects.
• Double Aspect Bay Windowed Lounge	
• Fitted Kitchen	Fitted Kitchen 12'3" x 8'6" (3.74m x 2.61m ) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine, fridge/freezer and dishwasher. Integral microwave. Double glazed Sash window.
• Modern Bathroom/WC	
• Brand New Double Glazed Sash Windows	
• Private Lawned Rear Garden With Seating Area	Bedroom 1 16'8" x 14'8" (5.10m x 4.48m ) Radiator. Decorative panelling to ceiling. Fitted wardrobe. Double glazed Sash bay window.
• Large Storage Room In The Basement	Bedroom 2 14'10" x 13'8" (4.53m x 4.17m ) Radiator. Original feature fireplace. Decorative panelling to ceiling. Double glazed Sash box bay window to side aspect.
• Share Of The Freehold	Bedroom 3 10'8" x 7'3" (3.26m x 2.23m ) Radiator. Mezzanine built sleeping area. Double glazed Sash window.
	Modern Bathroom/WC Suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Gas boiler. Radiator. Double glazed Sash window to rear aspect.
	Private Garden Laid to lawn with seating area and raised sleeper.
	Other Details 6'2" x 7'0" (1.883m x 2.14m ) Large Storage Room in the basement of the building.
	EPC = D
	Council Tax Band = C



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: As & when required**  
**Lease: 999 years from 1965. We have been advised of the lease term, we have not seen the lease**

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