



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£210,000-£235,000



2 Bedroom



1 Reception



1 Bathroom



Flat 3, 49 Blackwater Road, Eastbourne, BN20 7DH

Guide Price £210,000-£225,000

A 2 bedroom second floor apartment that forms part of this attractive residence in the Lower Meads. Providing spacious and well presented accommodation the flat benefits from 2 double bedrooms, a wonderful bay windowed lounge/dining room, refitted kitchen & bathroom with separate WC. The flat is set in stunning lawned communal gardens and is being sold CHAIN FREE with a share of the freehold. Eastbourne town centre and seafront are all within comfortable walking distance. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

Flat 3, 49 Blackwater Road,
Eastbourne, BN20 7DH

Guide Price
£210,000-£235,000

Main Features

- Spacious & Well Presented Lower Meads Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Cloakroom
- Communal Gardens
- CHAIN FREE

Entrance

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

Hallway

Built-in cupboard with overhead storage and further built-in cupboard. Entryphone handset.

Lounge

18'9 x 14'11 (5.72m x 4.55m)

Radiator. Inset electric fire. Wall lights. Fitted cupboard and shelving. Television point. Bay window.

Fitted Kitchen

10'6 x 7'7 (3.20m x 2.31m)

Range of fitted dark wood 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. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Inset downlights. Radiator. Double glazed window and door to fire escape.

Bedroom 1

14'4 x 11'7 (4.37m x 3.53m)

Radiator. Built-in double wardrobe. Fixed shelving. Window to rear aspect.

Bedroom 2

14'10 x 14'9 (4.52m x 4.50m)

Radiator. Double glazed window to front aspect.

Cloakroom

Low level WC. Part tiled walls. Extractor fan.

Modern Bathroom

Modern fitted white suite comprising panelled bath with chrome mixer tap, shower attachment, shower screen and vanity unit with large wash hands basin, mixer tap and drawers below. Part tiled walls. Heated towel rail.

Outside

The flat is set in stunning lawned communal gardens to the rear.

Other Details

There is storage in the basement.

Council Tax Band = B

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: £1784.65 per annum which includes building insurance

Lease: 999 years from 2023. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. 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.