

4 The Ridge,
6 Bolsover Road,
Eastbourne, BN20 7JE

Leasehold - Share of Freehold

Guide Price
£280,000 - £290,000



 2 Bedroom  1 Reception  1 Bathroom



TOWN FLATS

www.town-property.com info@townflats.com

[01323 416600](tel:01323416600)

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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Located within a stunning character building on one of Eastbourne's most prestigious roads, 4 The Ridge is a beautifully refurbished split level apartment offering a seamless blend of modern finishes and period charm. This well proportioned apartment has been tastefully updated throughout while preserving its original architectural features. The standout bay fronted living room boasts spectacular views across the Sea and South Downs, creating a bright and peaceful living space. At the rear, the large, modern kitchen is both stylish and practical, featuring a dedicated pantry for additional storage and convenience. A rear stairwell provides direct access to the beautifully maintained communal gardens. The split level design leads to two double bedrooms, offering privacy and a sense of separation from the main living areas. A contemporary bathroom completes the accommodation. Additional benefits include a private garage located in the rear block, a rare and valuable asset and access to attractive communal outdoor space. Ideally positioned near the Seafront, open green spaces, and Eastbourne town centre, 4 The Ridge combines period elegance with modern living in a truly desirable coastal setting.

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Main Features

- Stunning 2 Bedroom Split Level Meads Apartment
- Second Floor with Lift Access
- Lounge/Dining Room
- Kitchen
- Recently Refurbished Shower Room/WC
- Garage En Bloc
- Passenger Lift
- Beautiful Communal Gardens
- Close to Seafront
- Double Glazing & Gas Central Heating Throughout

Entrance
Communal entrance with entry phone system. Stairs and lift to second floor. Private door to-

Hallway
Entry phone. Vinyl flooring. Spiral staircase with velux window.

Lounge/Dining Room
20'1 x 14'4 (6.12m x 4.37m)
Carpet. Radiator. Decorative fireplace with inset electric fire. Double glazed window to side aspect. Double glazed bay window to front aspect.

Kitchen
13'5 x 9'9 (4.09m x 2.97m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring electric hob with electric oven under and extractor over. Space for fridge freezer and dishwasher. Pantry cupboard housing washing machine. Vinyl flooring. Double glazed window to side aspect. Door to rear staircase to communal gardens.

Stairs to Upper Level
Carpet. Storage cupboard.

Bedroom 1
15'11 x 11'1 (4.85m x 3.38m)
Carpet. Radiator. Double glazed bay fronted window.

Bedroom 2
13'7 x 6'6 (4.14m x 1.98m)
Carpet. Double glazed window to front aspect.

Shower Room/WC
Large walk in shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Vinyl flooring. Storage cupboard. Double glazed window.

Outside
Beautifully well kept communal gardens with a mixture of flower beds and shrubs.

Garage
Garage en bloc with an up and over door.

COUNCIL TAX BAND = C

EPC = E



Floorplan

Denotes head height below 1.5m
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: £4692 per annum. £1173 per quarter, includes sewerage rates, hot water, central heating, insurance, repairs & maintenance
Lease: 999 years from 1975. We have been advised of the lease term, we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.