



8 Baslow Court, Baslow Road, Eastbourne, BN20 7UL

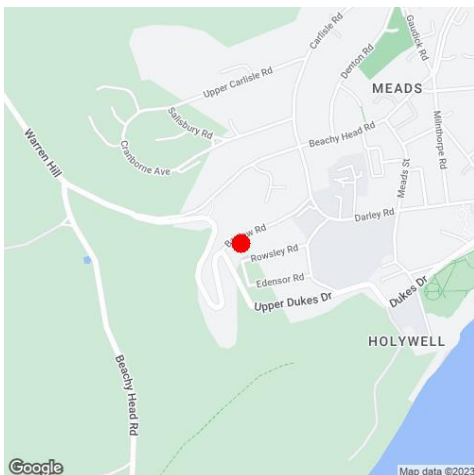
Price £280,000 | Leasehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

South facing ground floor apartment with exceptional sea views from all rooms. This property is chain free and boasts a pleasant entrance with easy access. There are communal gardens, a private garage and unrestricted on-street parking. This very well appointed two bedroom apartment affords exceptional southerly views over Meads to the sea and South Downs. The apartment is accessed at ground floor level via the communal hall, yet takes full advantage of Baslow Courts elevated position to exploit the spectacular views. The accommodation comprises a generous sitting room opening onto the southerly facing balcony, a fitted kitchen with a comprehensive range of modern wall and base units beneath contoured work surfaces and integrated appliances include an oven, gas hob, dishwasher, washing machine and freezer. The master bedroom has a re-fitted en-suite shower room whilst the second bedroom is served by an additional bathroom. Other benefits include gas central heating, sealed unit double glazing, communal gardens and a private garage. Baslow Court is set within communal gardens, with access to the South Downs within a couple of hundred yards. Meads village offers a wealth of cafes, restaurants, village pubs, convenience store, boutiques and salons. There is a friendly, calm atmosphere and an ideal place for those looking for a pleasant, neighbourly environment, close to the Downs and the Sea.





At a Glance:

- Exceptional sea and downland views
- Well appointed throughout
- Generous living room leading to the southerly facing balcony
- Two double bedrooms
- Two bath/shower rooms
- Garage
- Communal gardens
- Gas central heating and sealed unit double glazing

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL HALL

FRONT DOOR

HALL

SITTING ROOM

18'6" (5.64m) x 12'0" (3.66m)

BALCONY

KITCHEN

10'3" (3.12m) x 8'0" (2.44m)

BEDROOM 1

14'0" (4.27m) x 11'6" (3.51m)

EN-SUITE SHOWER ROOM

BEDROOM 2

16'3" (4.95m) x 9'0" (2.74m)

FAMILY BATHROOM

OUTSIDE:

COMMUNAL GARDENS

GARAGE

LEASE:

198 years from 29/9/1969

MAINTENANCE:

£750.00 per quarter

GROUND RENT:

£150 per annum.

SUB-LETTING

No

PETS

No

COUNCIL TAX:

'D'

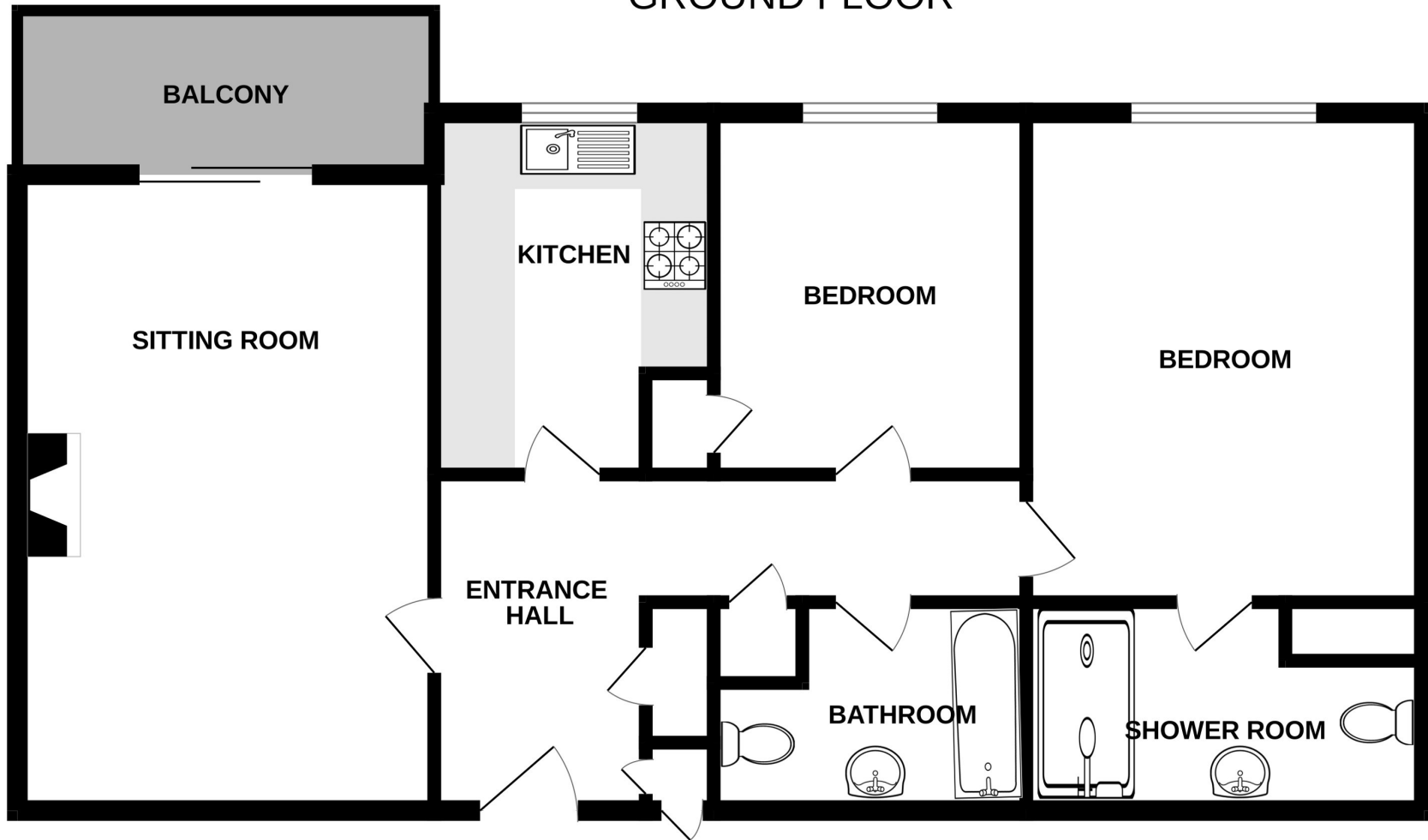
EPC:

'C'

(All details concerning the terms of the Lease and outgoings are subject to verification)



GROUND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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