



**Flat 2, 49 Blackwater Road, Eastbourne, BN20 7DH**

**Guide Price £310,000 - £325,000 | Leasehold**

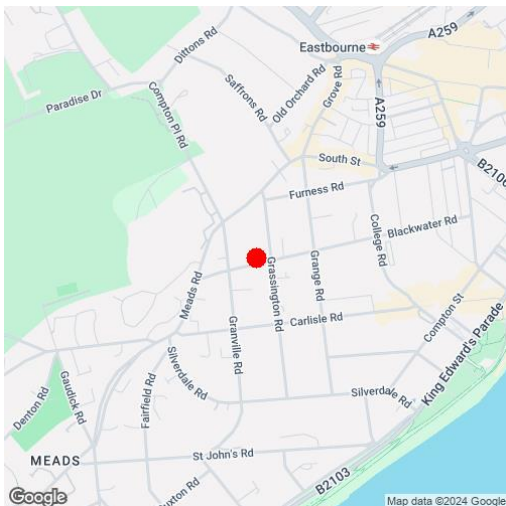
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



GUIDE PRICE £310,000 - £325,000. An exceptionally spacious two bedroom two reception flat in excellent decorative order located on the first floor of this attractive period building in the Lower Meads area of Eastbourne close to the town centre, mainline railway station, theatres and seafront. This beautiful property enjoys light filled accommodation throughout comprising communal entrance hall where there is a large private storage cupboard, private entrance hall, sitting room with triple aspect overlooking the front and communal gardens to the rear, modern fully fitted kitchen with range of work surface, matching wall and floor units and fitted appliances, dining room which could be easily made into a 3rd bedroom if required, bathroom with panelled bath and wash hand basin. There is a further separate wc and two very spacious bedrooms. The building is set within well kept communal grounds and to the rear there is an extensive area of lawned communal gardens. This property benefits from a large storage unit accessed from a door on the outside of the building.







### At a Glance:

- Spacious two bedroom first floor flat
- Popular Lower Meads location
- Bright and spacious accommodation throughout
- Sitting room and separate dining room
- Modern kitchen with fitted appliances
- Bathroom
- Separate wc
- Two large storage areas
- Extensive and well maintained communal gardens
- Close to town centre, train station and seafront

### Accommodation:

**COMMUNAL ENTRANCE HALL**  
with large private storage cupboard

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**  
17'1" (5.21m) x 12'0" (3.66m) Max

**DINING ROOM**  
15'1" (4.6m) x 11'8" (3.56m) Max

**KITCHEN**  
10'7" (3.23m) x 7'8" (2.34m)

**BEDROOM 1**  
19'6" (5.94m) Max x 14'7" (4.45m)

**BEDROOM 2**  
15'5" (4.7m) Max x 14'6" (4.42m)

**BATHROOM**

**OUTSIDE:**

**OUTSIDE STORAGE**

**COMMUNAL LAWNED GARDENS**

**LEASE:**  
113 years remaining

**MAINTENANCE:**  
Approximately £2800 a year

**GROUND RENT:**  
£25 a year

**PETS:**  
With permission

**SUB-LETTING:**  
Allowed

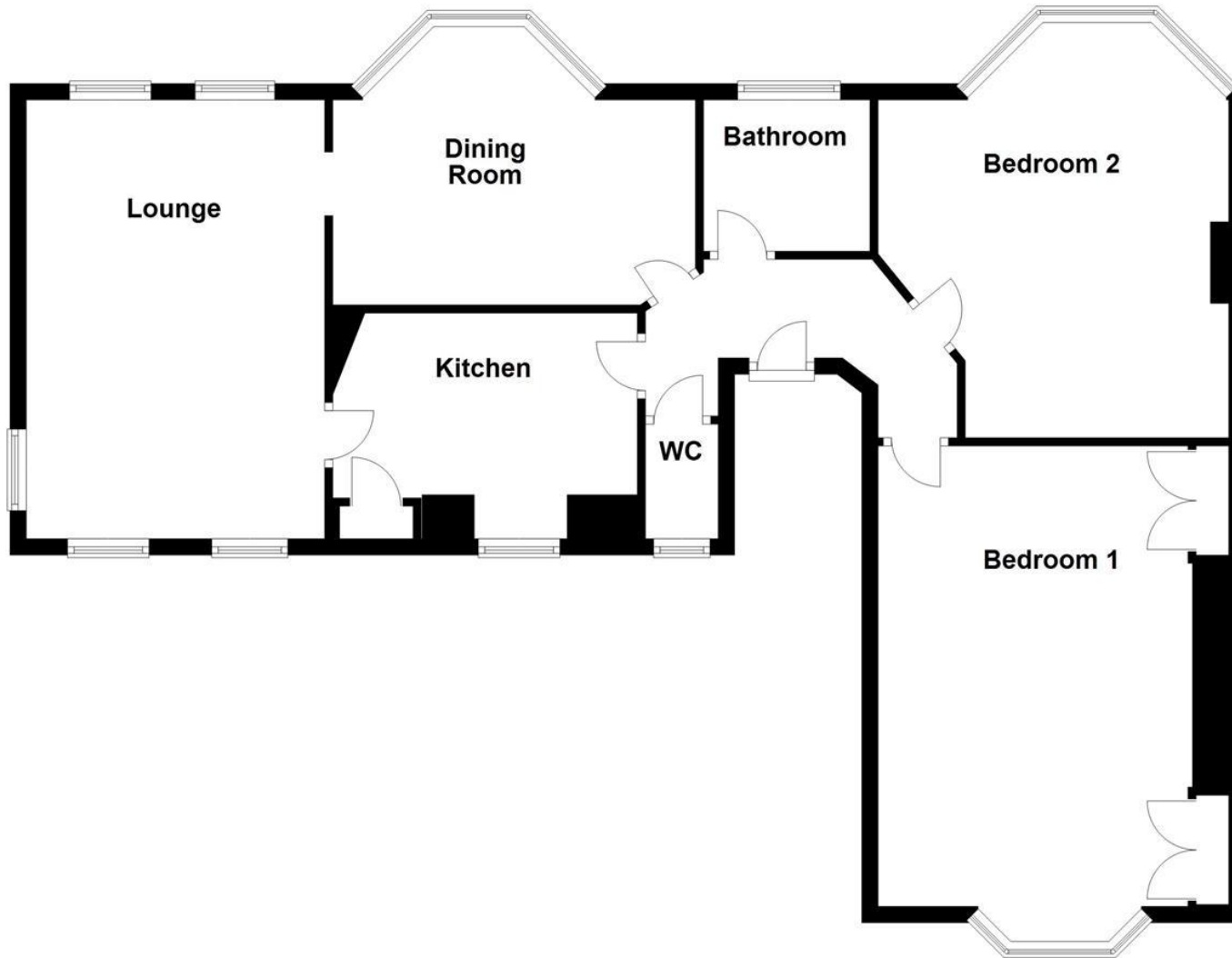
**COUNCIL TAX:**  
Band 'C'

**EPC:**  
'C'

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



## First Floor Apartment



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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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