



Flat 18 The Lodge, 3 Blackwater Road, Eastbourne, BN21 4JF

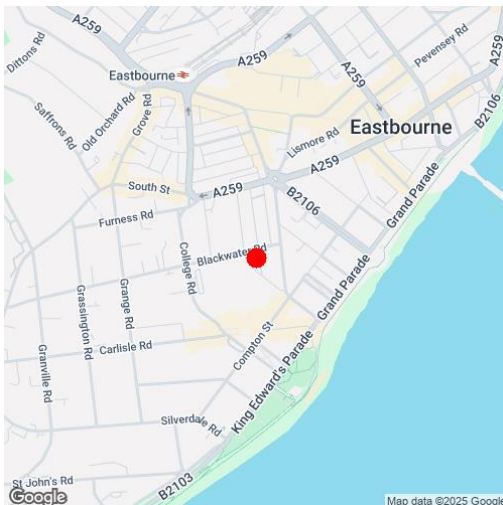
Price £234,995 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A two double bedroom fifth floor flat with balcony overlooking The Devonshire Park Tennis courts with far reaching views towards the South Downs. This delightful flat is offered to the market chain free and enjoys light and spacious accommodation comprising communal entrance hall with stairs and passenger lift to all floors, private entrance hall with storage cupboards, double aspect sitting/dining room opening onto a private south/west facing balcony, kitchen with a comprehensive range of wall and base units complemented with areas of work surface, shower room/wc with large walk in shower cubicle, wash hand basin and low level wc, there is also a second wc with wash hand basin. The property is set within well kept communal grounds is located within walking distance to Eastbourne town centre, train station, seafront, restaurants, cafes and theatres. This flat has the benefit of a share of the freehold and also benefits from being double glazed and having electric heating.





At a Glance:

- Two bedroom fifth floor flat
- Chain free
- Convenient location close to town centre, train station and theatres
- Double aspect sitting/dining room
- Balcony
- Views over Devonshire Park tennis club
- Share of the freehold
- Kitchen
- Shower room wc plus separate wc
- Double glazed

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO 5TH FLOOR

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

19'4" (5.89m) x 11'9" (3.58m)

BALCONY

KITCHEN

11'5" (3.48m) x 8'2" (2.49m)

BEDROOM 1

13'1" (3.99m) x 11'3" (3.43m)

BEDROOM 2

10'1" (3.07m) x 9'4" (2.84m)

SHOWER ROOM / WC

SEPARATE WC

LEASE:

973 years remaining

MAINTENANCE:

£600 per quarter

GROUND RENT:

Nil - Share of Freehold

PETS:

TBC

SUB-LETTING:

TBC

COUNCIL TAX:

'D'

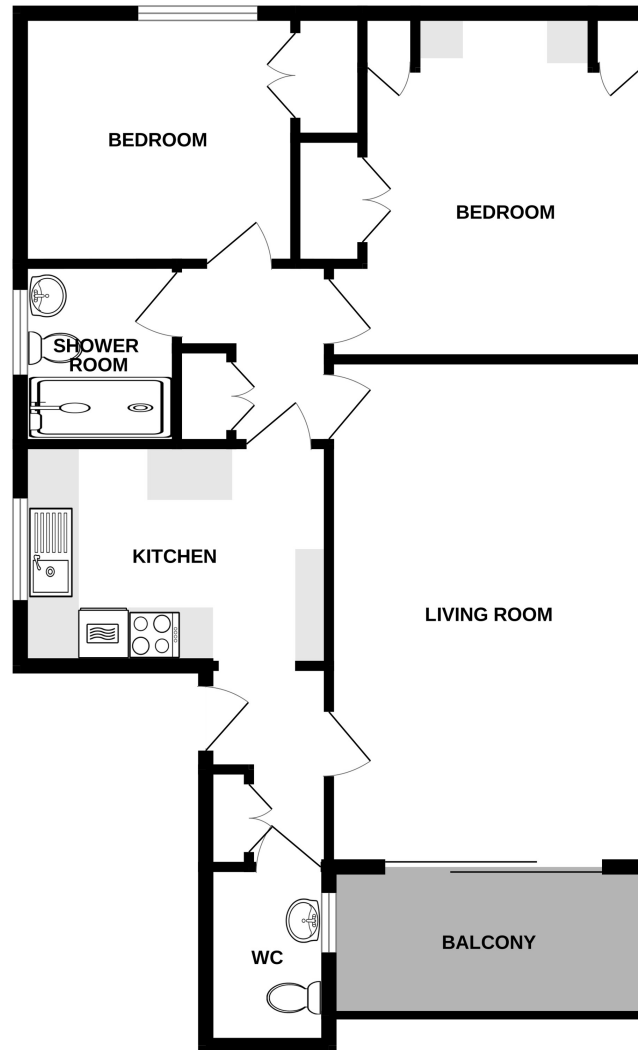
EPC:

'E'

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



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: 1

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5 Gildredge Road, Eastbourne BN21 4RB
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28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email



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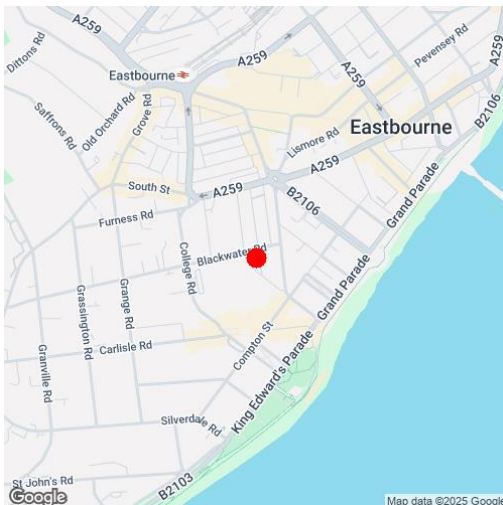
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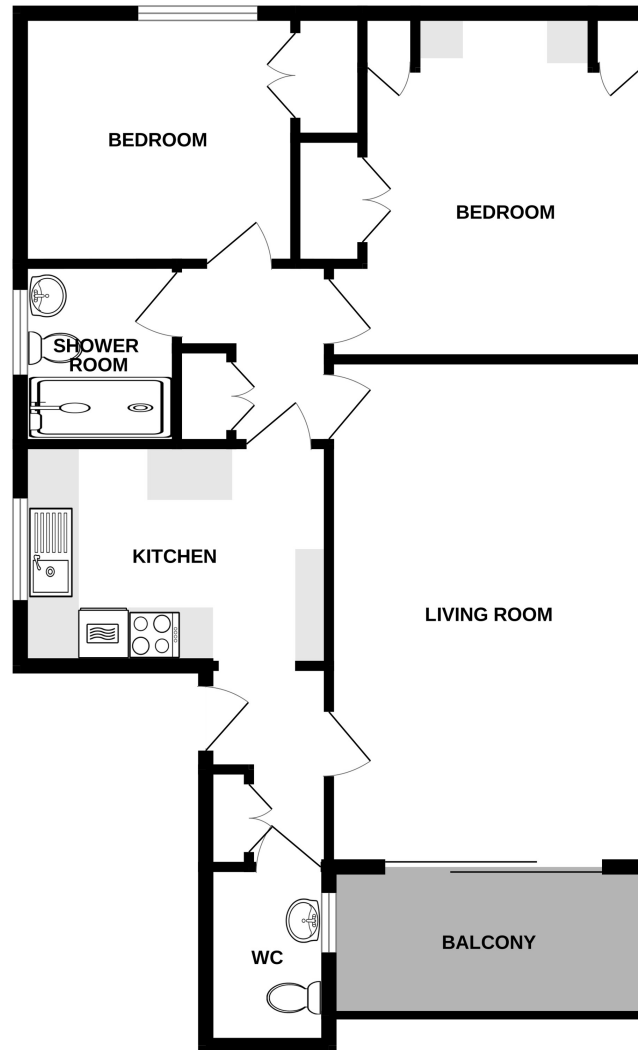
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