



Flat 10, The Lodge, 3 Blackwater Road, Eastbourne, BN21 4JF

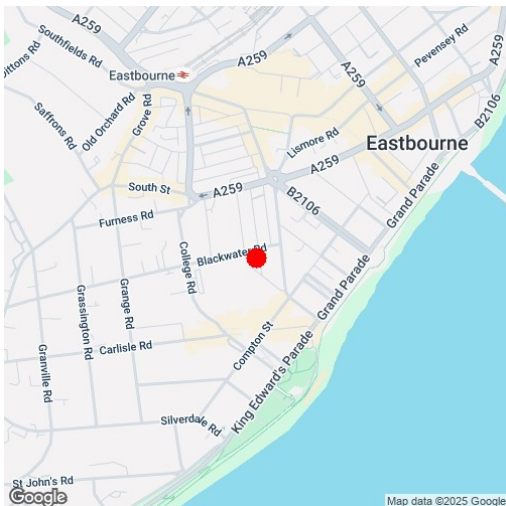
Price £280,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A three bedroom third floor flat with large balcony boasting excellent views of 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, pleasant sitting/dining room opening onto a large private balcony with views of The Devonshire Park Tennis club and towards the South Downs, kitchen with a comprehensive range of wall and base units complemented with areas of work surface, bathroom/wc with panelled bath, 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:

- Three bedroom third floor flat
- Convenient location close to town centre, train station and theatres
- Large private balcony
- Views over Devonshire Park tennis club and towards the South Downs
- Kitchen
- Sitting/dining room
- Share of the freehold
- Chain Free
- Modern bathroom/wc plus separate wc
- Double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

Stairs and passenger lift to all floors

PRIVATE ENTRANCE HALL

SITTING ROOM

19'9" (6.02m) x 12'3" (3.73m)

BALCONY

KITCHEN

11'7" (3.53m) x 8'1" (2.46m)

BEDROOM ONE

13'4" (4.06m) x 12'4" (3.76m)

BEDROOM TWO

9'8" (2.95m) x 9'8" (2.95m)

BEDROOM THREE/DINING ROOM

11'9" (3.58m) x 8'0" (2.44m)

BATHROOM/WC

SEPARATE WC

LARGE STORAGE CUPBOARD

Located off communal hallway

WELL MAINTAINED COMMUNAL GARDENS

LEASE

TBC - Share of the freehold

MAINTENANCE CHARGE

Approx £800 a quarter

LETTING

TBC

PETS

TBC

COUNCIL TAX

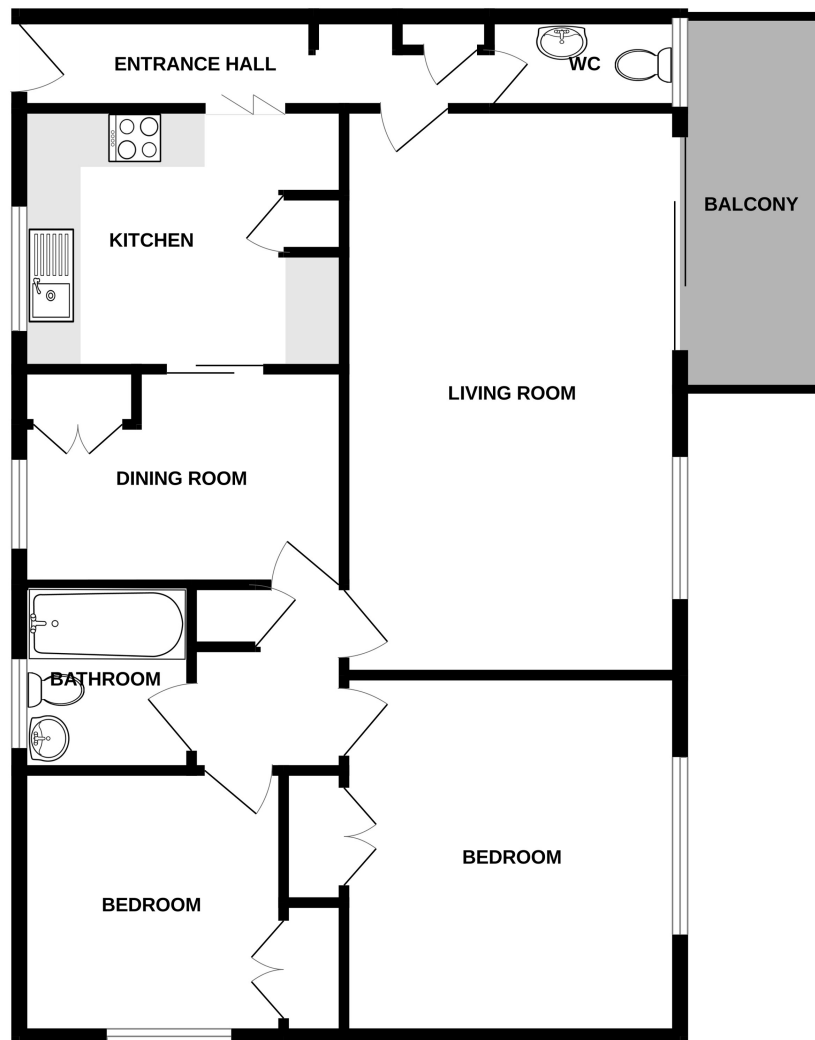
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EPC

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THIRD 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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