



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

Price £259,950 | Share of Freehold

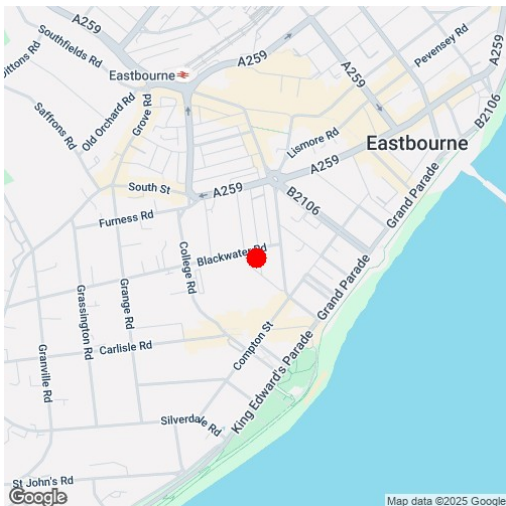
**LS** Leaper  
Stanbrook

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

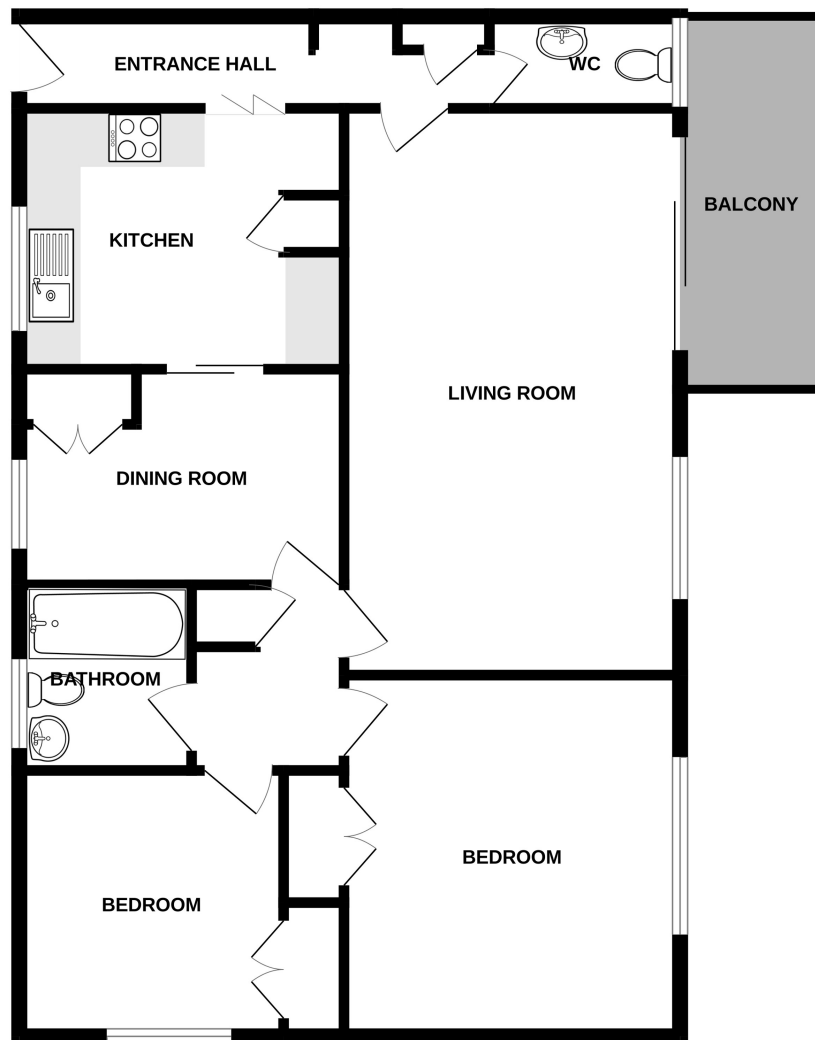
**PETS**  
TBC

**COUNCIL TAX**  
D

**EPC**  
D



### 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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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.

**LS Leaper Stanbrook**

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