



The Lodge Blackwater Road, Eastbourne BN21 4JF

fox & sons

welcome to

The Lodge Blackwater Road, Eastbourne

A spacious two bedroom apartment boasting wonderful views over Devonshire Park tennis courts from this central location on the West of the town centre. Offered to the market CHAIN FREE, the apartment boasts two double bedrooms, spacious living room with balcony, dining room and GARAGE.



Communal Entrance Porch

Lift to all floors.

Entrance Hall

Entry phone system. Radiator. Cupboard.

Lounge

19' 11" x 12' 4" (6.07m x 3.76m)

Double glazed window and patio door to the side aspect. Radiator.

Dining Room

11' 11" x 7' 10" (3.63m x 2.39m)

Double glazed window to the front aspect. Radiator. Cupboard containing boiler.

Kitchen

8' x 11' 10" (2.44m x 3.61m)

A range of wall and base units with solid wood work top incorporating a stainless steel sink and drainer unit. Electric double oven and hob with cooker hood above. Integral fridge / freezer. Space and plumbing for washing machine and dish washer. Double glazed window to the front aspect.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

Bedroom 1

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

Double glazed window to the side aspect. Radiator. Views of the South Downs and Devonshire Tennis Courts.

Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Shower Room

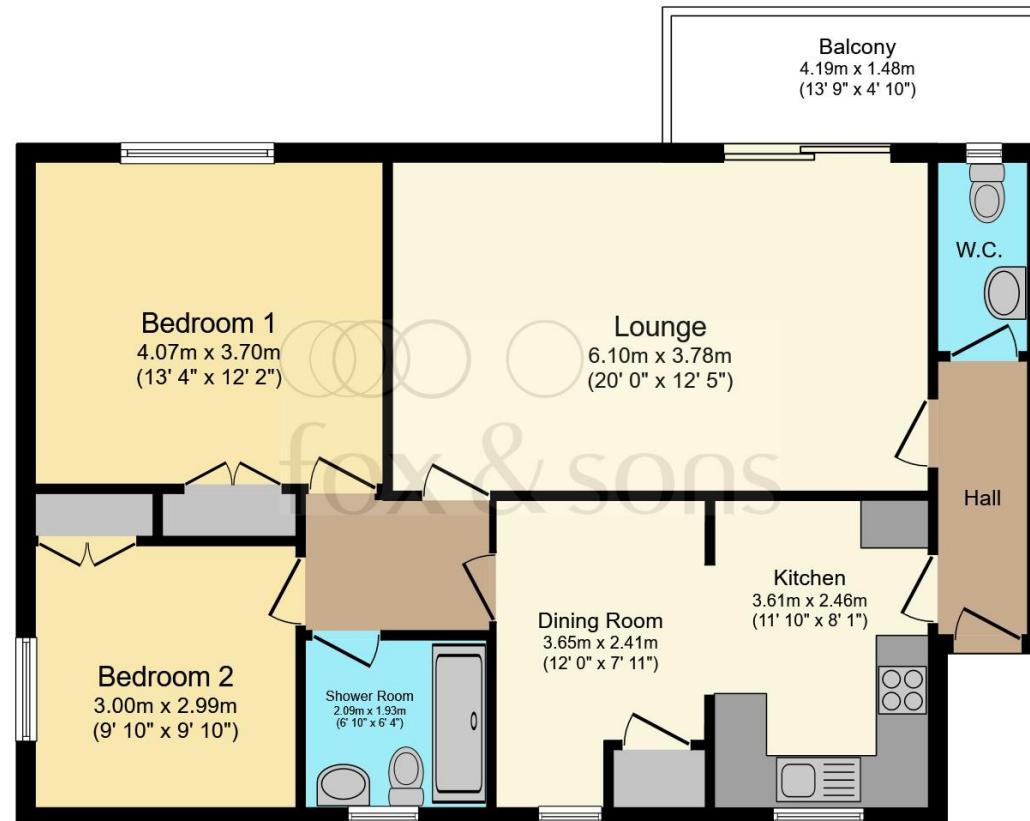
Comprising a walk in shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

Balcony

Private balcony overlooking Devonshire Tennis Courts and views of the South Downs.

Garage

Located in bloc at the rear of the building.



Total floor area 82.2 m² (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Lodge Blackwater Road, Eastbourne

- ***GUIDE PRICE £220,000 - £230,000***
- TWO BEDROOMS
- BALCONY
- GARAGE
- VIEWS OVER DEVONSHIRE TENNIS COURTS AND SOUTH DOWNS

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the postcode not the actual property



Property Ref:
EBN118853 - 0013

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