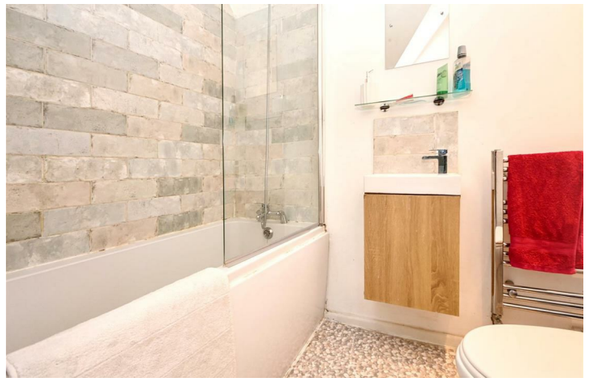
Leasehold

Flat 3a, 55 Silverdale Road, Eastbourne, BN20 7AY

Guide Price £230,000 - £240,000








3 Bedroom | 1 Reception | 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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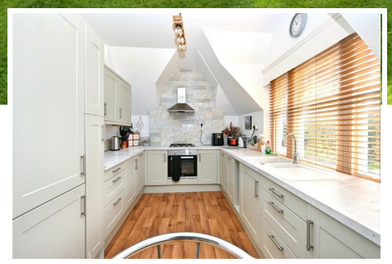
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Leasehold

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3 Bedroom | 1 Reception | 2 Bathroom






Flat 3a, 55 Silverdale Road, Eastbourne, BN20 7AY

Guide Price £230,000 - £240,000
An extremely spacious 3 bedroom, 2 bathroom apartment arranged over 2 floors within this attractive residence. Enviably situated in the Lower Meads within comfortable walking distance of the seafront and theatres the apartment provides versatile living accommodation and scope for home and income with the master bedroom offering annexe potential. The flat benefits from a lounge/dining room with fitted kitchen with integrated appliances, 2 double bedrooms and stairs to the wonderful master bedrooms with an en-suite bathroom/WC and further luxury bath & shower room/WC. The development is set in lovely lawned communal gardens and a lease in excess of 100 years.

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Leasehold

Guide Price
£230,000 - £240,000

Flat 3a, 55 Silverdale Road, Eastbourne, BN20 7AY

Main Features

- Extremely Spacious & Beautifully Presented Split Level Lower Meads Apartment
- 3 Bedrooms
- Second & Third Floors
- Lounge/Dining Room
- Fitted Kitchen With Integrated Appliances
- Luxury Bath & Shower Room/WC
- En-Suite Bathroom/WC
- Lawned Communal Gardens
- Lease In Excess of 100 Years

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Radiator. Entryphone handset. Stairs to master bedroom and bath & shower room/WC. Door to -

Lounge/Dining Room
19'7 x 11'8 (5.97m x 3.56m)
Radiator. Feature fireplace with tiled hearth. Picture rail. Sash window to rear aspect with views overlooking lawned communal gardens. Door to inner hallway. Opening to -

Fitted Kitchen
13'8 x 8'11 (4.17m x 2.72m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Integrated fridge/freezer and dishwasher. Part tiled walls. Breakfast bar. Radiator. Sash window to rear aspect.

Inner Hallway
Built-in cupboard.

Bedroom 2
11'10 x 7'9 (3.61m x 2.36m)
Radiator. Picture rail. Sash window.

Bedroom 3
10'3 x 7'10 (3.12m x 2.39m)
Radiator. Fitted wardrobe. Feature fireplace. Sash window..

Stairs From Second To Third Floor Landing:
Gas boiler.

Luxury Bath & Shower Room/WC
White suite comprising roll top bath with mixer tap and handheld shower attachment. Shower cubicle with rainwater showerhead. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Cupboard housing washing machine. Tiled floor. Skylight.

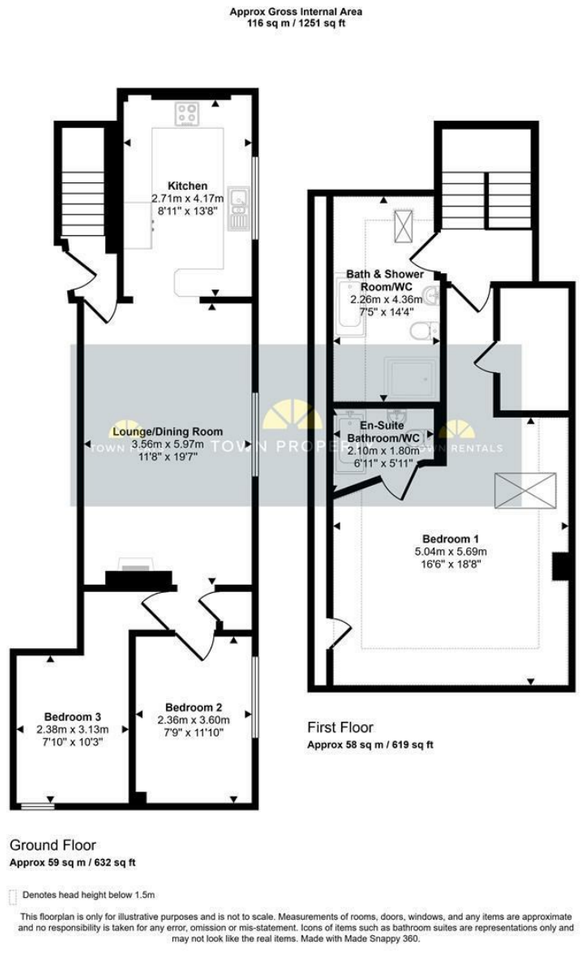
Double Aspect Master Bedroom
18'8 x 16'6 (5.69m x 5.03m)
Radiator. Walk-in wardrobe. 2 Skylights. Door to -

En-Suite Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Inset spotlights.

Outside
The development is set in beautiful lawned communal gardens.

EPC = F

Council Tax Band = C



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £50 per annum
Maintenance: Approximately £2700 per annum
Lease: 170 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.