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**Taylor Engley**



**Flat 2, Boyne House 55 Blackwater Road, Meads, Eastbourne, East Sussex, BN20 7DL**  
**Price Guide £395,000 Share of Freehold**

An opportunity to purchase this **MAGNIFICENT TWO BEDROOMED MANSION STYLE HALL FLOOR APARTMENT**, superbly located in the highly desirable Meads area and enjoying a glorious southerly aspect over beautifully maintained communal gardens. Set within an impressive converted Edwardian residence, the property boasts generous proportions and an abundance of period features, including high ornate ceilings, fireplaces and hardwood panelled doors. Highlights include a stunning 26'2 x 17' reception room, two spacious double bedrooms, and a dual-aspect principal bedroom overlooking the gardens. The apartment also benefits from a modern fitted kitchen and a large fully tiled bathroom with separate shower.



The property occupies a much favoured position within the highly sought-after Meads area, being only a short drive from the South Downs National Park. Eastbourne town centre is less than half a mile distant offering a comprehensive range of shopping facilities and a mainline railway station with direct links to London Victoria. The desirable and prestigious Meads Village, with its selection of eclectic mix of local shops, restaurants and amenities, together with the seafront and the town's theatres, are all conveniently located within half a mile.

**\* COMMUNAL ENTRANCE HALL \* SPACIOUS PRIVATE ENTRANCE HALL \* SPACIOUS 26'2 x 17' RECEPTION ROOM \* FITTED KITCHEN \* TWO LARGE DOUBLE BEDROOMS \* SPACIOUS BATH/SHOWER ROOM WITH WC \* ATTRACTIVE ESTABLISHED SOUTH FACING PARK-LIKE COMMUNAL GARDENS \* GAS FIRED CENTRAL HEATING \* NO ONWARD CHAIN \***



## The accommodation

Comprises:

### COMMUNAL ENTRANCE HALL

Communal front door with security entry phone system opening into:

### SPACIOUS ENTRANCE HALL

Spacious entrance hall featuring ceiling cornice and picture rail, entry phone, four wall light points, and a range of built-in storage including a cloaks cupboard, additional store cupboard, and a utility cupboard with space and plumbing for a washing machine. Wall-mounted Viessmann gas-fired boiler and cabinet-concealed radiator.

### SITTING ROOM

26'2 x 17'0 (7.98m x 5.18m )

A fine period room enjoying a bright southerly aspect over the beautifully maintained communal gardens. Features include an exposed brick fireplace with slate-tiled hearth and ornate surround, ceiling cornice, picture rail and dado rail, four wall light points, and a combination of radiators including two period-style cast iron radiators. The size and character of this spacious room makes it ideal for entertaining.

### KITCHEN/BREAKFAST ROOM

14'0 x 10'0 (4.27m x 3.05m)

Elegantly appointed with bespoke-style white shaker cabinetry, hardwood strip flooring and a refined breakfast bar. Stainless steel one-and-a-half bowl sink, four-ring gas hob with extractor, built-in electric oven, integrated fridge/freezer, ambient concealed lighting, inset downlights, and a striking period-style cast iron radiator.

### BEDROOM ONE

20'0 x 18'6 (6.10m x 5.64m)

This dual aspect master bedroom enjoys a bright southerly aspect over the beautifully maintained communal gardens. Features include an elegant tiled fireplace with matching hearth and ornate surround, ceiling cornice and picture rail, built-in wardrobe cupboards, and a combination of radiators including a period-style cast iron radiator.

### BEDROOM TWO

Featuring an elegant tiled fireplace with matching hearth and ornate surround, complemented by ceiling cornice and picture rail. Further benefits include a built-in wardrobe cupboard and two period-style cast iron radiators.

### BATHROOM/WC

9'10 x 8'0 (3.00m x 2.44m )

Beautifully appointed with a matching white suite, complemented by full-height wall tiling and ceramic floor tiling. Comprising a corner panelled bath with mixer tap and handset, large walk-in shower with glazed enclosure, pedestal wash hand basin, chrome ladder-style heated towel rail, radiator, inset downlights, extractor fan, wall-mounted Dimplex heater, and window.

### COMMUNAL GARDENS

An outstanding feature of Boyne House is the extensive, beautifully maintained south-facing, park-like communal gardens to the rear. Laid predominantly to lawn, the grounds are interspersed with a variety of seating areas and mature, well-stocked shrub borders, creating a tranquil and highly attractive setting.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

### MAINTENANCE CHARGES

Current maintenance charges for January 01st 2026 - June 30th 2026 is £1250.00 per 6 months £2500.00 annually Boyne House (Eastbourne) Management Company Limited

### LEASE

LEASE - We are advised the Lease is for a term of 125 years from 1st January 2024, to include a share of the Freehold.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

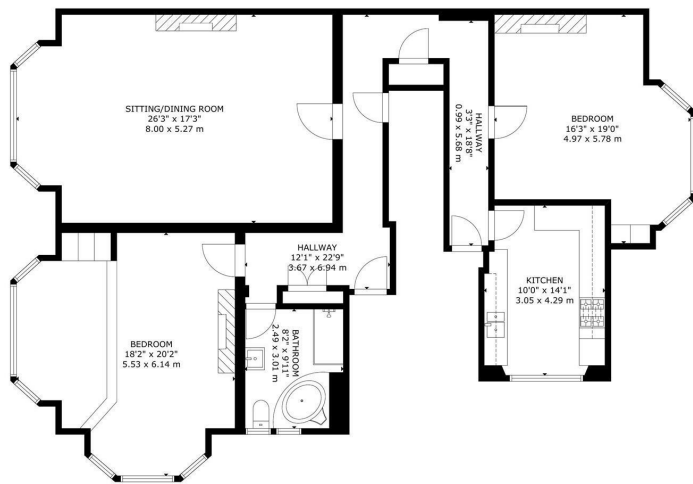
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



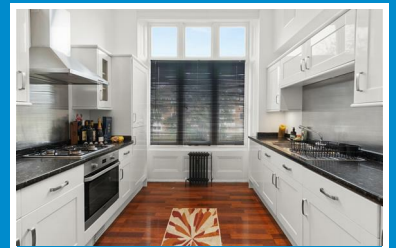
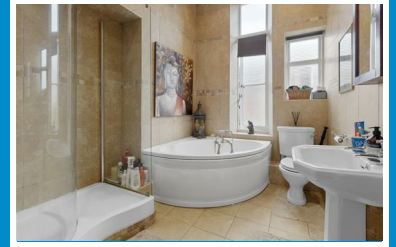
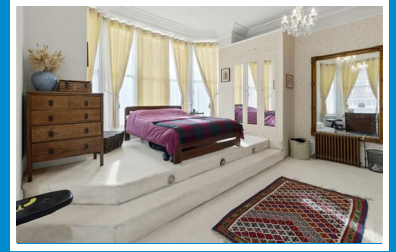






GROSS INTERNAL AREA  
TOTAL: 138 m<sup>2</sup> / 1,481 sq ft  
FLOOR 1: 138 m<sup>2</sup> / 1,481 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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