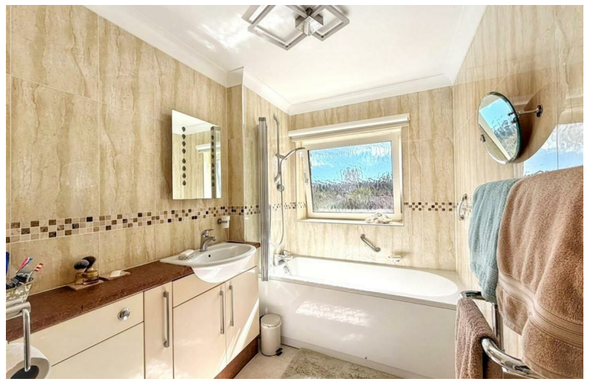
Leasehold - Share of Freehold

15 Meads Court, Carlisle Road, Eastbourne, BN20 7ER

Guide Price £325,000 - £350,000








3 Bedroom | 1 Reception | 1 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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Occupying an enviable fourth floor position within this sought after development, this impressive three bedroom apartment offers well proportioned and beautifully presented accommodation, complemented by far reaching views across Eastbourne. The property has been thoughtfully updated by the current owners and combines generous living space with a contemporary finish. The accommodation includes a stylish kitchen, together with a modern bathroom and separate cloakroom. A particular attraction is the two sun balconies, providing an enjoyable outdoor space from which to take in the elevated views and surroundings. Further benefits include sealed unit double glazing, gas central heating and a lock-up garage, while the development itself is enhanced by attractive communal gardens to the front. The location is particularly convenient, with Eastbourne's vibrant town centre, theatres, restaurants and mainline railway station all within comfortable walking distance. The nearby seafront and the picturesque Lower Meads area further enhance the appeal of this desirable location. Offering a superb combination of space, style, views and convenience, this excellent apartment is an ideal choice for those seeking a well appointed home in one of Eastbourne's most desirable residential areas. An internal inspection is highly recommended to fully appreciate the quality, proportions and excellent location this property has to offer.

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Main Features

- Impressive 3 Bedroom Fourth Floor Apartment Enviably Situated In Lower Meads
- Two Sun Balconies Providing Enjoyable Outdoor Space
- Spacious Lounge/Dining Room Leading To Sun Balcony
- Stylish Fitted Kitchen
- Modern Bathroom/WC & Separate Cloakroom
- Double Glazing & Gas Central Heating
- Lock-Up Garage
- Attractive Communal Gardens
- Eastbourne Town Centre, Theatres, Restaurants & Mainline Railway Station Within Comfortable Walking Distance
- Internal Inspection Highly Recommended

Entrance
Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -

Hallway
Radiator. Entryphone handset. Cupboard.

Lounge/Dining Room
18'8 x 12'10 (5.69m x 3.91m)
Radiator. Double glazed sliding doors to -

Sun Balcony
With stunning views across Eastbourne towards the Sea.

Fitted Kitchen
11'1 x 7'1 (3.38m x 2.16m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Eye level electric oven and microwave. Space for appliances. Double glazed window.

Bedroom 1
14'6 x 12'9 (4.42m x 3.89m)
Radiator. Walk-in wardrobe (7'10 x 4'0). Double glazed sliding doors to -

Second Sun Balcony
With stunning views across Eastbourne towards the Sea.

Bedroom 2
10'10 x 10'10 (3.30m x 3.30m)
Radiator. Double glazed window.

Bedroom 3
11'2 x 7'10 (3.40m x 2.39m)
Radiator. Double glazed window.

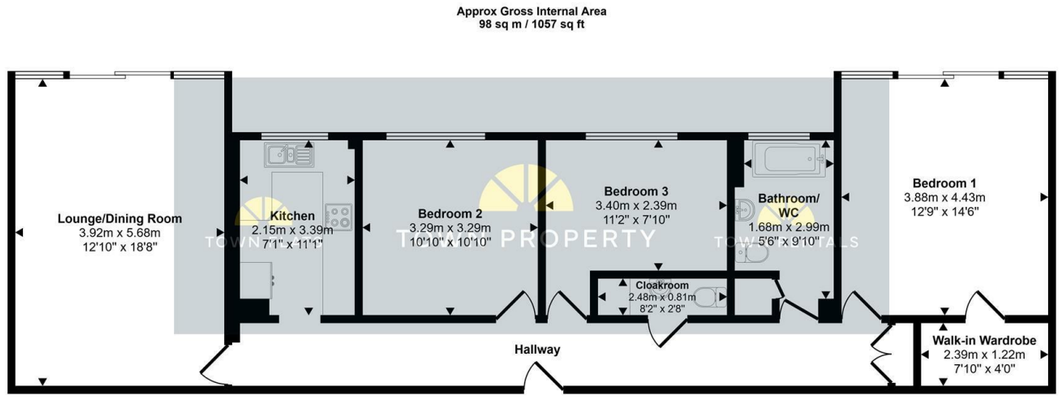
Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap. Heated towel rail. Airing cupboard. Frosted double glazed window.

Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap. Plumbing and space for washing machine & dryer. Extractor fan. Fully tiled.

Outside
Communal gardens.

Parking
Garage is on-site to the rear with additional visitor parking.

Council Tax Band = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: N/A
Maintenance: £2654.82 paid half yearly, £2000 per annum of this goes into the sinking fund
Lease: 999 years from 1971. We have been advised of the 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.