



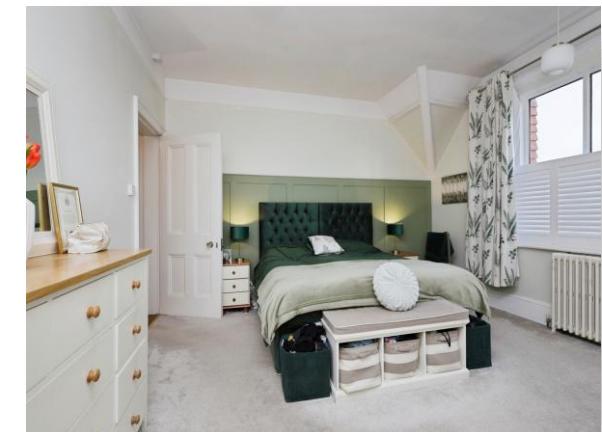
**Boyne House Blackwater Road, Eastbourne BN20 7DL**



**welcome to**

## **Boyne House Blackwater Road, Eastbourne**

An exceptionally spacious FOUR/FIVE bedroom, mansion-style apartment, superbly positioned within the highly sought-after Meads. Arranged across the second and third floors of this converted period residence, the property has been meticulously refurbished and carefully modernised throughout.



## Communal Entrance Hall

Stairs leading to second floor.

## Entrance Hall

Entry phone system. Cupboard. Radiator. Stairs leading to first floor.

## Lounge

Double glazed window to the rear aspect. Bespoke shutters. Open fire place. School radiators.

## Open Plan Kitchen/ Dining Room

A range of wall and base units with quartz work top incorporating a butler style sink and drainer unit. Range cooker with cooker hood above. Integral fridge / freezer, dish washer and wine cooler. School radiator. Bespoke shutters. Double glazed window to the front, side and rear aspect.

## Pantry

Window to the side and front aspect. Space and plumbing for washing machine. Boiler.

## Bedroom 1

Double glazed window to the rear aspect. Bespoke shutters. Paneling. Fire place.

## Bedroom 2

Double glazed window to the front aspect. Bespoke shutters. Fire place. Wash hand basin. School radiator. Built in wardrobe.

## Shower Room

Comprising a shower cubicle with over head shower attachment. Airing cupboard. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

## First Floor Landing

Double glazed window to the side aspect. Built in cupboards. Door to the outside roof terrace.

## Study

Velux window to the rear aspect. Eaves storage. Electric radiator.

## Snug Area

Double glazed window to the side aspect. Electric radiator.

## Bedroom 3

Double glazed window to the side and rear aspect. School radiator. Eaves storage.

## Bedroom 4

Double glazed window to the rear aspect. School radiator. Skylight. Archway to dressing area with an open fire place.

## Shower Room

Comprising a walk in shower cubicle with over head shower attachment.

## Cloakroom

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



Total floor area 251.2 m<sup>2</sup> (2,704 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.propertybox.io](http://www.propertybox.io)

fox & sons



**view this property online** [fox-and-sons.co.uk/Property/EBN120502](http://fox-and-sons.co.uk/Property/EBN120502)



welcome to

## Boyne House Blackwater Road, Eastbourne

- FOUR/FIVE BEDROOM MANSION STYLE FLAT
- LOCATED ON THE SECOND & THIRD FLOOR OF A SUBTAINTAL CONVERTED RESIDENCE IN MEADS
- REFURBISHED AND MODERNISED TO THE HIGHEST STANDARD
- NEW FITTED LUXURY KITCHEN & BATHROOM
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT

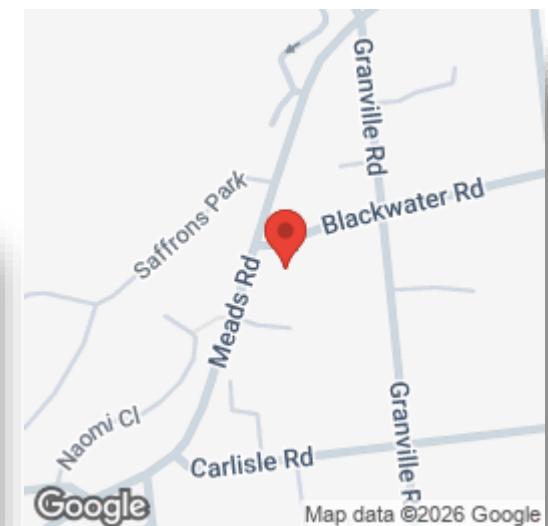
Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£425,000**



**view this property online** [fox-and-sons.co.uk/Property/EBN120502](http://fox-and-sons.co.uk/Property/EBN120502)

Please note the marker reflects the postcode not the actual property



Property Ref:  
EBN120502 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)