



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

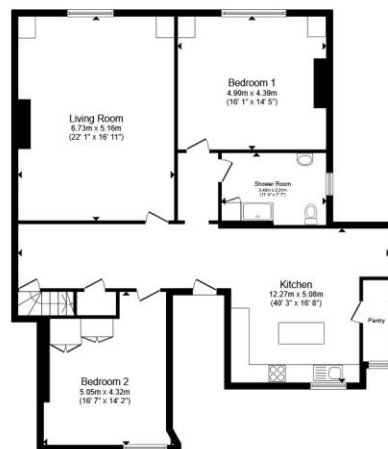
Double glazed window to the rear aspect. School radiator. Skylight. Archway to dressing area with an open fire place.

Shower Room

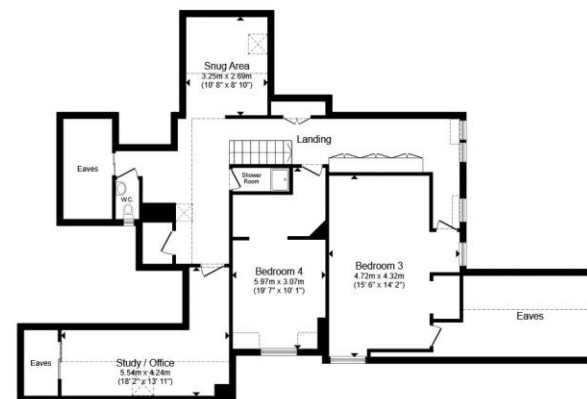
Comprising a walk in shower cubicle with over head shower attachment.

Cloakroom

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



Ground Floor



First Floor

Total floor area 251.2 m² (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.ie

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Boyne House Blackwater Road, Eastbourne

- FOUR/FIVE BEDROOM MANSION STYLE FLAT
- LOCATED ON THE SECOND & THIRD FLOOR OF A SUBTANTIAL 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120502 - 0004

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk