



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

Guide Price
£215,000 - £225,000



10 The Lodge, Blackwater Road, Eastbourne, BN21 4JF

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A well presented 3 bedroom third floor apartment with glorious views over Devonshire Park tennis courts. Being offered CHAIN FREE & with a share of the freehold, the flat is enviably situated in the Lower Meads within comfortable walking distance of the town centre, mainline railway station and nearby theatres. Providing well proportioned accommodation the flat benefits from a spacious lounge/dining room with patio doors to a sun balcony, fitted kitchen & bathroom with separate WC, double glazing and electric heating. An internal inspection comes very highly recommended.



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info@townflats.com

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Main Features

- CHAIN FREE Spacious Lower Meads Apartment
- 3 Bedrooms
- Third Floor
- Spacious Lounge/Dining Room
- Sun Balcony With Glorious Views Over Devonshire Park Tennis Courts
- Fitted Kitchen
- Bedroom 3/Dining Room
- Bathroom/WC
- Cloakroom
- Share Of The Freehold

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

Hallway
Entryphone handset. Built-in cupboard with sliding doors.

Cloakroom
Low level WC with concealed cistern. Pedestal wash hand basin. Part tiled walls. Double glazed window.

Fitted Kitchen
11'7 x 7'11 (3.53m x 2.41m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window. Door to Bedroom 3/Dining Room.

Spacious Lounge/Dining Room
20'0 x 12'4 (6.10m x 3.76m)
Night storage heater. Coved ceiling. Television point. Door to inner hallway. Double glazed window. Double glazed patio doors to -

Sun Balcony
With glorious views over the Devonshire Park tennis courts.

Inner Hallway
Built-in cupboard. Electric heater.

Bedroom 1
13'3 x 12'1 (4.04m x 3.68m)
Night storage heater. Built-in double wardrobe. Double glazed windows with views over the Devonshire Park tennis courts.

Bedroom 2
9'9 x 9'8 (2.97m x 2.95m)
Night storage heater. Built-in double wardrobe. Coved ceiling. Double glazed window.

Bedroom 3/Dining Room
11'9 x 7'10 (3.58m x 2.39m)
Coved ceiling. Airing cupboard housing hot water cylinder. Double glazed window. Door to -

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Vanity unit with wash hand basin and cupboard under. Heated towel rail. Tiled walls. Frosted double glazed window.

Other Details
There is a large storage cupboard that is accessed off the communal hallway and there are well maintained gardens.

EPC = D

Council Tax Band = D

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: Approximately £800 per quarter
Lease: 999 years from 1998. We have been advised of the lease term, we have not seen the lease

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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.