



# TOWN FLATS

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01323 416600

Leasehold - Share of Freehold

**Guide Price**  
**£200,000-£220,000**

2 Bedroom

1 Reception

1 Bathroom



## 3 Park Lodge, 2 Blackwater Road, Eastbourne, BN21 4JE

**\*\*GUIDE PRICE £200,000 - £220,000\*\***

With pleasant Southerly facing views towards Devonshire Park, this lovely first floor purpose built apartment in Lower Meads has two double bedrooms and allocated parking. Being sold CHAIN FREE, this well presented apartment features a spacious sitting/dining room, a fitted kitchen/breakfast room and both a shower room and separate wc. Double glazing and gas fired central heating and radiators extend throughout. Located just yards from the picturesque seafront and theatre district, the Beacon shopping centre and mainline railway station with trains to central London are also closeby.

## Main Features

- Spacious Lower Meads Apartment
- 2 Double Bedrooms
- First Floor
- Sitting/Dining Room
- Fitted Kitchen/Breakfast Room
- Shower Room
- Cloakroom
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Electric meter in stairwell. Stairs and lift to first floor private entrance door to -

### Hallway

Radiator. Store & meter cupboard. Carpet.

### Sitting Room/Dining Room

17'2 x 11'7 (5.23m x 3.53m )

Radiator. Carpet. Double glazed window to front aspect.

### Fitted Kitchen/Breakfast Room

11'4 x 8'11 (3.45m x 2.72m )

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and 'eye level' double oven. Space for fridge/freezer. Plumbing & space for dishwasher or tumble dryer. Integrated washing machine. Range of wall mounted units. Concealed extractor. Wall mounted gas boiler. Gas meter. Double glazed window to side aspect.

### Bedroom 1

14'0 x 11'3 (4.27m x 3.43m )

Radiator. Carpet. Double glazed window to side aspect.

### Bedroom 2

11'6 x 9'8 (3.51m x 2.95m )

Radiator. Carpet. Double glazed window to front aspect.

### Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Radiator. Tiled floor. Fully tiled walls. Frosted double glazed window.

### Cloakroom

Low level WC. Wall mounted wash hand basin set in vanity unit. Radiator. Tiled floor. Fully tiled walls. Frosted double glazed window.

### Parking

There is an allocated parking space to the rear (No. 3).

### EPC = C

### 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 £2500 per annum which includes a contribution to sinking fund**

**Lease: 999 years from 1970. 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.