



**Hillbrow Lodge Bolsover Road, Eastbourne BN20 7JF**



**welcome to**

**Hillbrow Lodge Bolsover Road, Eastbourne**

A chain-free three bedroom converted flat within a highly sought after area, Meads. Boasting light and spacious accommodation throughout comprising, three bedrooms, spacious living room, kitchen, en-suite and family bathroom. Available to view immediately, get in touch to arrange a viewing!



## Communal Entrance

### Entrance Hall

Cupboard. Under stairs cupboard. Radiator.

### Lounge

18' 6" into bay x 18' 3" into bay ( 5.64m into bay x 5.56m into bay )

Bay window to the front and side aspect. Radiator.

### Kitchen

10' 5" x 5' 10" ( 3.17m x 1.78m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space and plumbing for washing machine. Radiator. Space for fridge. Double glazed window to the front aspect.

### Bedroom 1

15' 8" plus recess x 13' 7" plus window ( 4.78m plus recess x 4.14m plus window )

Bay window to the front aspect. Built in wardrobes. Radiator.

### En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Shaver point. Radiator.

### Bedroom 2

15' 1" x 9' 5" into recess ( 4.60m x 2.87m into recess )

Window to the side aspect. Radiator.

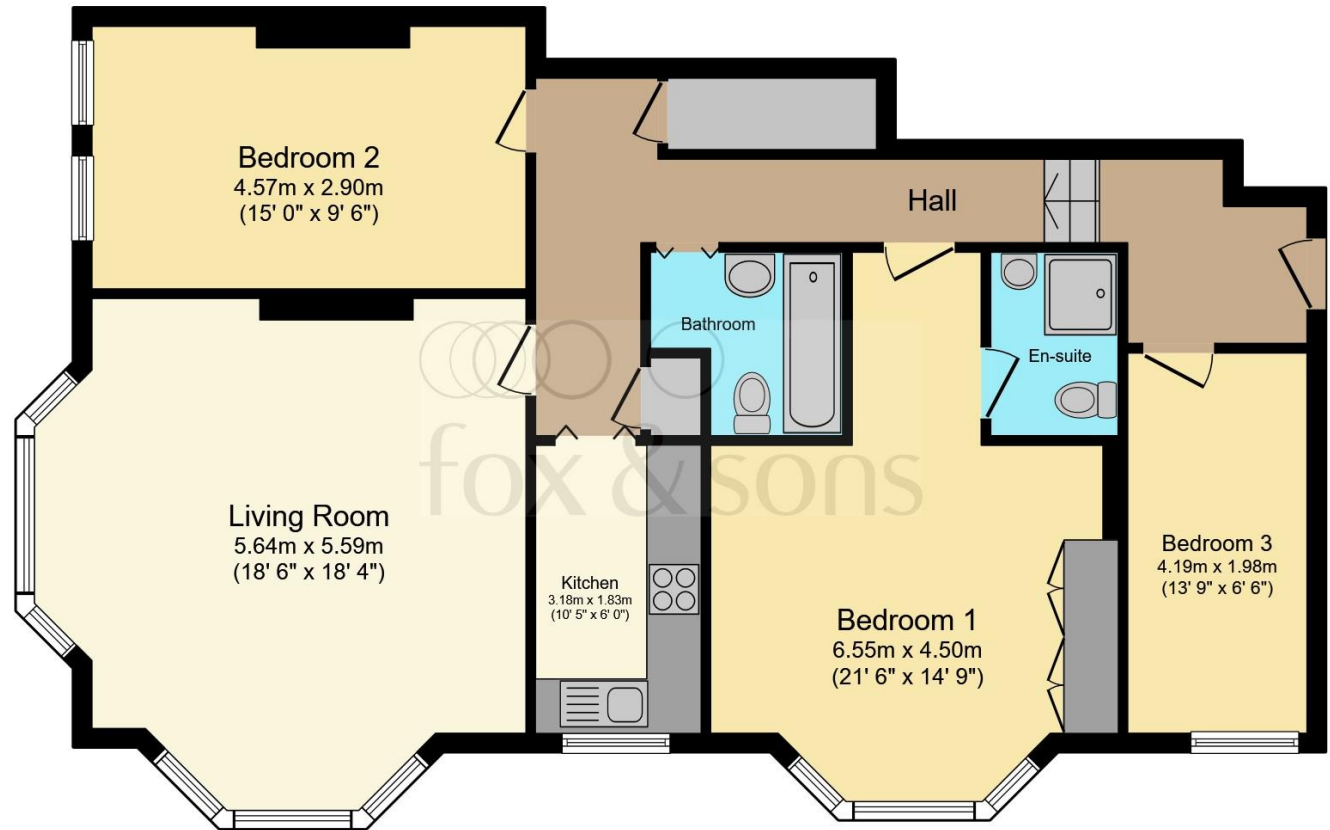
### Bedroom 3

13' 9" x 6' 5" ( 4.19m x 1.96m )

Window to the front aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Radiator.



Total floor area 99.9 m<sup>2</sup> (1,075 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.focalagent.com](http://www.focalagent.com)



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## Hillbrow Lodge Bolsover Road, Eastbourne

- MEADS LOCATION
- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO SEAFRONT
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2188.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

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