TOWN FLATS

01323 416600

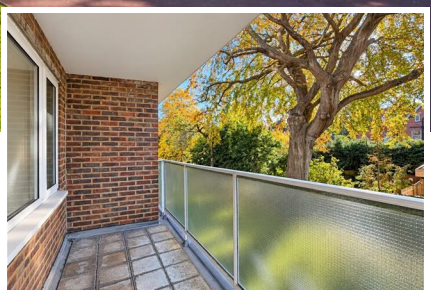
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£250,000









3 Merlswood, Meads Road, Eastbourne, BN20 7ES

A spacious and well proportioned two double bedroom ground floor apartment, enjoying a highly desirable Lower Meads location and the rare combination of a private garage, secure storage room and share of freehold. Forming part of a popular, well managed purpose built development, the property features a bright triple aspect sitting room with direct access onto a private balcony, two generous double bedrooms with fitted wardrobes, a bathroom and separate WC. Further benefits include gas central heating and double glazing throughout. Perfectly positioned for enjoying everything Eastbourne has to offer, the apartment is just a short, level walk from the town centre, Little Chelsea and Saffrons Sports Park, with a wide range of shops, restaurants and amenities close by. The development is particularly well maintained, while the private garage and separate secure storage room provide valuable additional space. Offered CHAIN FREE, this is an excellent opportunity to acquire a generously sized ground floor apartment in one of Eastbourne's most sought after residential areas.

Leasehold - Share of Freehold

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£250,000

Main Features

- Spacious Ground Floor Apartment
- Two Generous Double Bedrooms
- Bright Triple Aspect Sitting Room
- Private Balcony
- Share Of Freehold
- Private Garage
- Separate Secure Storage Room
- Popular Well Managed Development
- Desirable Lower Meads Location
- CHAIN FREE

Entrance
Communal entrance with entryphone system. The flat is conveniently situated on the ground floor with private entrance door to -

Hallway
Radiator. Entryphone handset. 2 storage cupboards.

Cloakroom
Low level WC. Wash hand basin.

Double Aspect Lounge
2 Radiators. Double glazed windows to side and front aspects. Double glazed door to balcony.

Fitted Kitchen
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Built-in gas hob with extractor cooker hood above. Electric oven. Plumbing and space for washing machine. Integrated fridge/freezer. Double glazed window to front aspect.

Bedroom 1
Radiator. Extensive range of fitted wardrobes and drawers. Double glazed window to side aspect.

Bedroom 2
Radiator. Extensive range of fitted wardrobes and drawers. Double glazed window to front aspect.

Jack & Jill Bath & Shower Room/WC
Accessed from both the hallway and bedroom 1. Suite comprising panelled bath. Separate shower cubicle. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan.

Garage
Single garage (No. 18) with up & over door.

Other Details
Separate secure storage room

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: Awaiting confirmation
Maintenance: Awaiting confirmation
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.