



8 Meachants Court Meachants Lane, Eastbourne, BN20 9LR

£190,000



A GENEROUS TWO DOUBLE BEDROOM, PURPOSE BUILT, GROUND FLOOR APARTMENT, offered to the market CHAIN FREE with the added benefit of a GARAGE in a adjacent block. The accommodation consists of a 20ft BAY FRONTED RECEPTION ROOM, a KITCHEN, a MODERN SHOWER ROOM and the previously mentioned TWO BEDROOMS.

Forming part of this favoured development on the borders of Willingdon Village in a lovely cul-de-sac position and enjoying a fabulous back drop and view towards the South Downs. The property is also conveniently located for good road and bus routes into central Eastbourne as well local services, amenities and well regarded local schools in the surrounding area. Mainline rail services can be found from Polegate station, approximately 1.4 miles from the property,



COMMUNAL ENTRANCE

Communal entrances both to the front and rear aspects, door to the apartment.

HALLWAY

Entryphone system, radiator, doors off to the sitting room, kitchen, both bedrooms and shower room.

SITTING/DINING ROOM

20'8 x 11'6 (6.30m x 3.51m)

Spacious bay fronted reception room, tiled fireplace with hearth and mantle with an inset gas fire, two radiators.

KITCHEN

8'10 x 6'11 (2.69m x 2.11m)

Range of floor standing and wall mounted units with worktop space, inset sink unit and drainer, tiled splashbacks, space for a freestanding cooker, space for a fridge/freezer, plumbing and space for a washing machine, wall mounted boiler, UPVC double glazed window overlooking the communal rear gardens.

BEDROOM 1

16'1 x 9'11 (4.90m x 3.02m)

UPVC double glazed window to the front aspect, radiator.

BEDROOM 2

11'1 x 9'11 (3.38m x 3.02m)

UPVC double glazed window to the rear aspect, radiator.

SHOWER ROOM

9'3 max x 5'10 max (2.82m max x 1.78m max)

Recently updated with a shower cubicle with shower system and glass screen, low level Wc and pedestal wash hand basin, part tiling to walls, mirrored cabinet, radiator, UPVC double glazed window to the rear aspect.

COMMUNAL GARDENS

To the rear of the property.

GARAGE

Situated adjacent to the building in a block of Six.

OUTGOINGS

MAINTENANCE: APPROX £1200 PER ANNUM TBC

SHARE OF FREEHOLD

LEASE: 999 YEARS FROM 25/03/1967 - 940 YEARS REMAINING

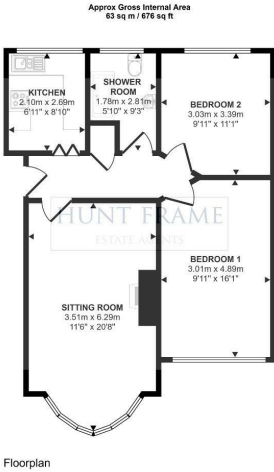
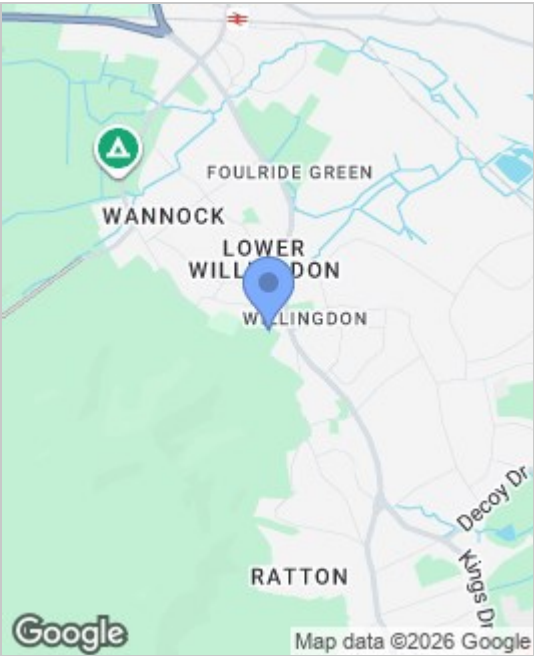
GROUND RENT: NIL

COUNCIL TAX BAND: B

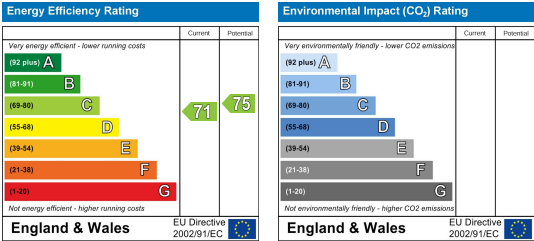
PETS ARE NOT ALLOWED

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shapely 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.