

Flat 14 High View Court Silverdale Road

Eastbourne, BN20 7AQ

£200,000

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Silverdale Road

Eastbourne, BN20 7AQ

Phil Hall Estate Agents are delighted to bring to the market this bright and spacious two double bedroom first floor apartment, ideally situated within the highly sought-after Lower Meads area of Eastbourne. Offered to the market with no onward chain, this well-presented home enjoys a modern kitchen and shower room, a private balcony overlooking beautifully maintained communal gardens, secure underground allocated parking and lift access, all whilst being just a short stroll from Eastbourne seafront, the town centre, theatre district and an excellent range of local amenities.

Accessed via a secure entry phone system, the well-maintained communal entrance offers both lift and stair access to the first floor. Upon entering the apartment, you are welcomed by a generous entrance hall providing access to all principal rooms whilst also benefitting from three useful storage cupboards, ideal for everyday practicality.

The impressive living room/dining room is flooded with natural light, creating a bright and welcoming space with ample room for both comfortable seating and dining furniture. The patio door opens onto the delightful southerly aspect private balcony, providing a peaceful place to sit and enjoy the attractive outlook across the beautifully maintained communal gardens.

Leading directly from the living area is the modern kitchen/breakfast room, thoughtfully designed with a comprehensive range of wall and base units complemented by generous work surface space. Integrated appliances include an AEG oven, hob and grill, together with a Hotpoint extractor hood, whilst there is further space for a washing machine, dishwasher and fridge freezer. A charming breakfast area beneath the window makes the perfect spot to enjoy a morning coffee whilst taking in the pleasant garden views.

























The apartment offers two well-proportioned double bedrooms, both positioned to the front of the building and enjoying an open outlook, providing versatile accommodation suitable for homeowners, downsizers or those seeking a comfortable guest bedroom or home office.

Completing the accommodation is the stylish modern shower room, fitted with a contemporary walk-in shower enclosure, wash hand basin and WC, finished to a high standard.

Communal Entrance Hall
Lift and stairs leading to the first floor.

Private Entrance Hall

Living Room/Dining Room
20'06 x 12'10 (6.25m x 3.91m)

Kitchen/Breakfast Room
13'09 x 7'00 (4.19m x 2.13m)

Bedroom One
14'05 x 10'04 (4.39m x 3.15m)

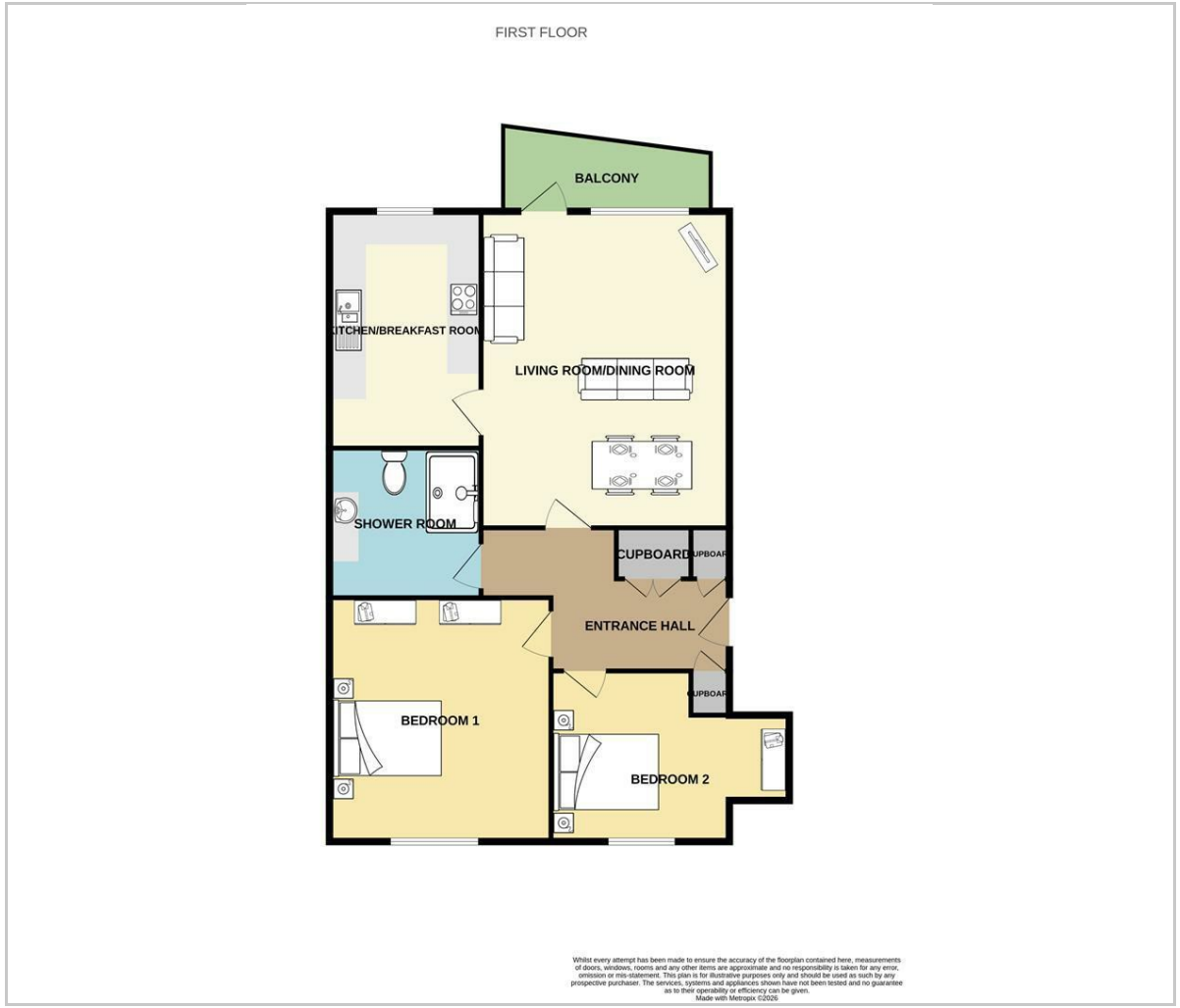
Bedroom Two
15'02 max x 10'06 max (4.62m max x 3.20m max)

Shower Room
8'07 x 6'11 (2.62m x 2.11m)

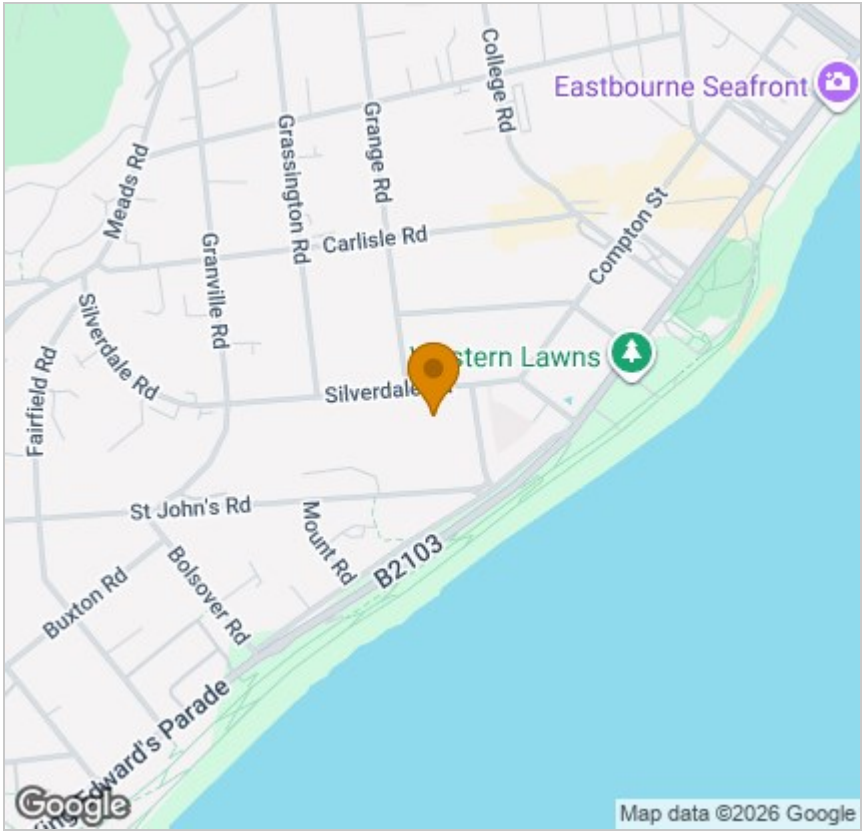
Outside
Externally, residents enjoy access to beautifully landscaped communal gardens which surround the development, creating a peaceful setting to relax and unwind. The property also benefits from a secure allocated underground parking space, accessed via electric gates, providing both convenience and peace of mind.

Lease Information
We have been advised that the property is share of freehold with approx 950 years remaining on the lease, service charge is £4,400 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

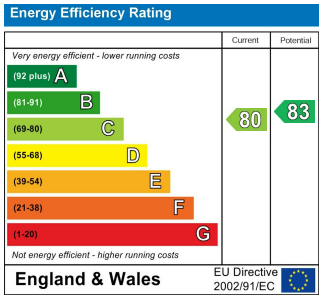
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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.

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