



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

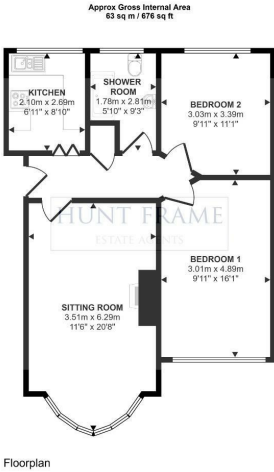
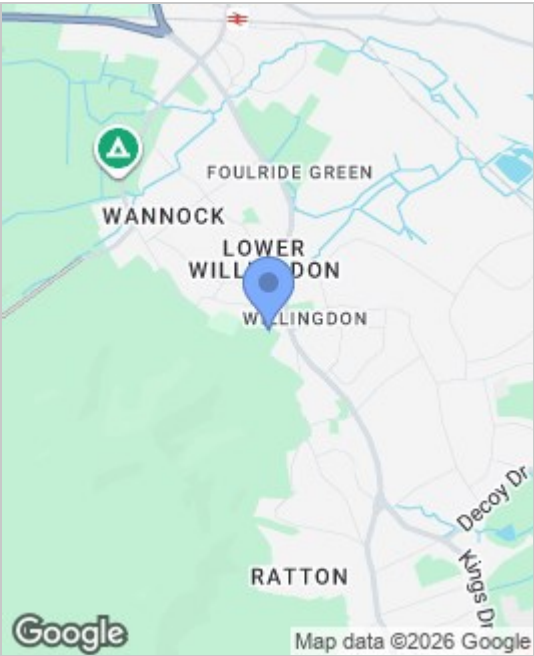
Situated adjacent to the building in a block of Six.

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

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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