

Flat 8 Merlswood, Meads Road, Eastbourne, BN20 7ES

Price £245,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful two double bedroom flat located on the first floor of this well maintained purpose block flat within the desirable Lower Meads area of Eastbourne within easy reach of Eastbourne town centre, train station, Meads village and picturesque seafront. This wonderful flat is offered to the market chain free and enjoys bright and spacious accommodation throughout comprising communal entrance hall, large private entrance hall, sitting/dining room with door opening to an excellent size balcony, kitchen with range of matching wall and base units, two great size double bedrooms, bathroom plus separate wc. Merlswood is set within well kept communal grounds and the property has the convenience of a garage located in a block. Additional benefits include double glazing and gas central heating.

















At a Glance:

- Well presented two double bedroom first floor flat
- Popular Lower Meads location
- Spacious sitting/dining room
- Balcony
- Kitchen
- Bathroom and separate wc
- Large entrance hall
- Close to Town centre and Meads village
- Chain Free
- Garage and well kept communal gardens





Accommodation:

LARGE PRIVATE ENTRANCE HALL

SITTING/DINING ROOM
17'11" (5.46m) x 13'8" (4.17m)

BALCONY

KITCHEN
12'10" (3.91m) x 7'7" (2.31m)

BEDROOM 1
13'0" (3.96m) x 12'0" (3.66m)

BEDROOM 2
12'10" (3.91m) x 9'11" (3.02m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

STORE CUPBOARD

GARAGE
With electric door

COMMUNAL GARDENS

LEASE:
999 years from 1970

MAINTENANCE:
Approximately £2,500 per annum

GROUND RENT:
£50 per annum

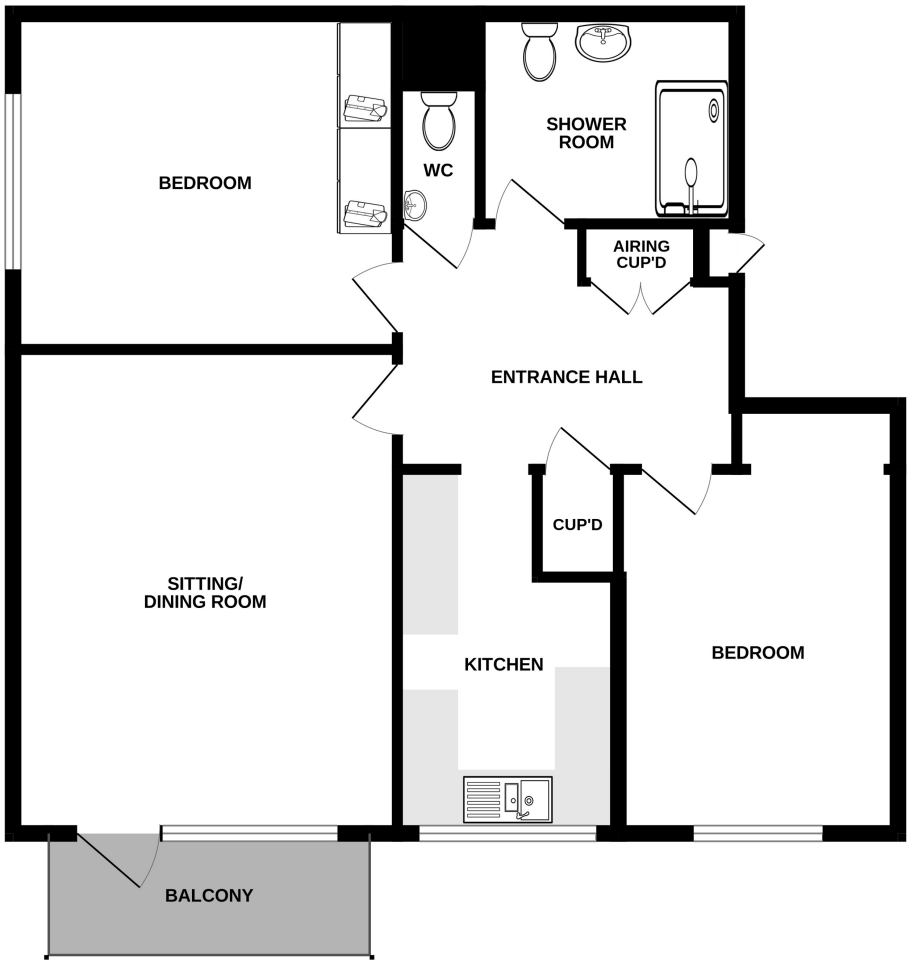
SUB-LETTING:
Allowed

PETS:
With permission.

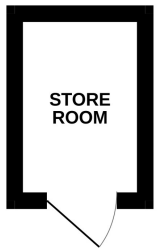
COUNCIL TAX:
Band `D`

EPC:
`C`

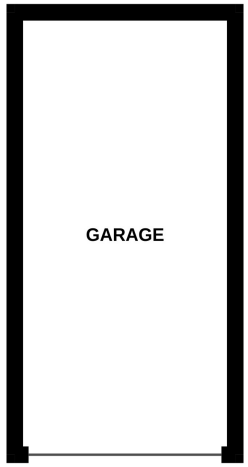
1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



STORE ROOM



GARAGE
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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