Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley









Flat 8, The Lodge Blackwater Road, Lower Meads, Eastbourne, East Sussex, BN21 4JF
Chain Free £214,950 Leasehold

Taylor Engley are DELIGHTED TO OFFER THIS TWO BEDROOMED LIGHT, AIRY PURPOSE BUILT APARTMENT WITH PLEASANT VIEWS, located beside the Devonshire Park Tennis Complex and enjoying distant South Downs and partial sea views. Situated in the sought-after Lower Meads area of Eastbourne, it offers easy access to the seafront, theatres, restaurants, and mainline station. The property features two bedrooms (originally three, with one converted into a dining area or study), a spacious living room opening onto a west-facing balcony, gas central heating, and uPVC double glazing Further benefits include communal gardens, limited parking, a share of a 999-year lease, and is offered chain free. Please note: no subletting or pets permitted.



The property is ideally situated to the south west of Eastbourne's town centre. It is located opposite Devonshire Park tennis centre and close to the Eastbourne theatres. Shopping facilities and mainline railway station is situated within Eastbourne's town centre.

*** SPACIOUS SECOND FLOOR APARTMENT * TWO BEDROOMS (FORMERLY THREE) * LIVING/DINING ROOM * WESTERLY BALCONY * SEPARATE KITCHEN * BATHROOM/WC AND CLOAKROOM/W.C * REMAINDER OF A 999 YEAR LEASE * CHAIN FREE * INTERNAL INSPECTION HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Communal front door opening to:

COMMUNAL ENTRANCE HALL
With security entry phone system, lift and stairs to all floors

SECOND FLOOR LANDING
With internal door to:

HALLWAY
Security entry phone receiver, telephone point, store cupboard, radiator.

CLOAKROOM/WC
With a coloured suite comprising low level wc, vanity hand wash basin, half tiled walls, heated towel rail, obscure window to side.

LIVING ROOM
20'0 x 12'4 (6.10m x 3.76m)
With upvc windows and doors with a westerly aspect opening to balcony.

WESTERLY BALCONY
13'10 x 4'4 (4.22m x 1.32m)
With a westerly aspect

DINING AREA (FORMERLY BEDROOM THREE)
11'5 x 7'10 (3.48m x 2.39m)
Upvc windows to side with cupboard housing Worcester Bosch combination boiler for the provision of gas fired central heating and domestic hot water, radiator, coved ceiling, formerly Bedroom Three.

KITCHEN
10'6 x 8'1 (3.20m x 2.46m)
With a range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over, inset one and a half bowl stainless steel sink unit with mixer taps, plumbing for washing machine, space for slot in cooker, space for fridge freezer, radiator, window to rear.

BEDROOM ONE
13'4 x 12'4 (4.06m x 3.76m)
With upvc windows to side, radiator, built in range of matching double wardrobes with additional mirror fronted wardrobes.

BEDROOM TWO
9'10 x 9'10 (3.00m x 3.00m)
With upvc windows to rear with partial view of the sea, built in double wardrobe, coved ceiling, radiator.

BATHROOM/WC
6'10 x 6'5 (2.08m x 1.96m)
With a colour suite comprising panelled bath with chrome mixers with shower head.

N.B.
The length of lease is 999 years from 25 December 1998 (972 years remaining)
Managing agents are Fitch Taylor Johnson Residential 33 South Street Eastbourne
Maintenance charges are currently £372.28.per quarter payable in advance
Sinking fund is currently £536.00 quarterly in advance

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

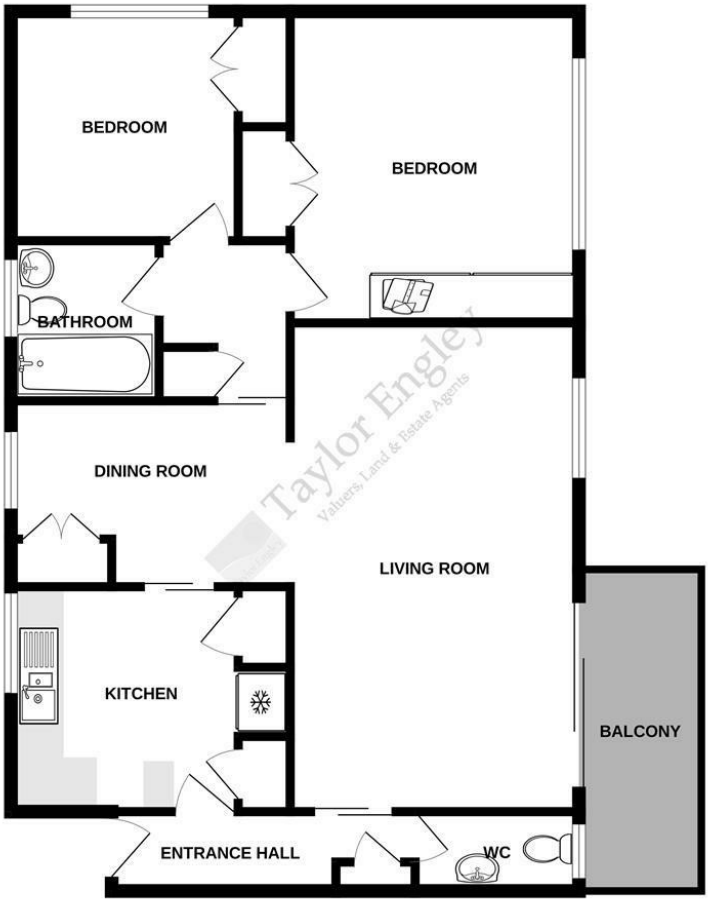
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays



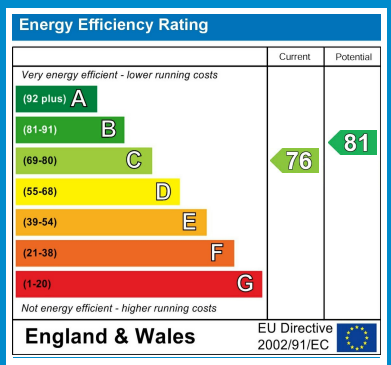


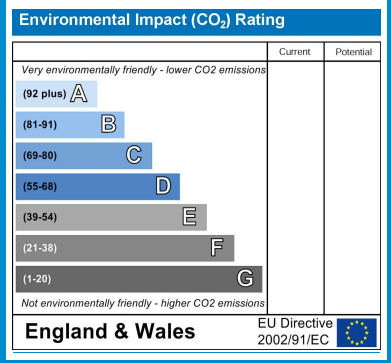
SEDOND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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