TOWN FLATS

01323 416600

Leasehold - Share of Freehold

3 Bedroom | 1 Reception | 4 Bathroom

Offers Over £300,000



2 Milnthorpe Court, 30a Milnthorpe Road, Eastbourne, BN20 7NS

OFFERS OVER £300,000
An exceptionally spacious three bedroom purpose built apartment, offered to the market CHAIN FREE and forming part of this prestigious development in the heart of Meads. A real standout feature is that all three double bedrooms benefit from their own en-suite shower room, complemented by a separate family bathroom, making this an ideal home for families, guests or those seeking versatile accommodation. Further benefits include a share of the freehold, allocated parking space and beautifully maintained communal areas. Situated in one of Eastbourne's most desirable residential locations, the apartment is within easy walking distance of Meads Village with its excellent range of cafés, shops and amenities, whilst the award-winning seafront, Holywell and the South Downs National Park are all close by. Offering generous proportions and a superb location, this is a rare opportunity to acquire a substantial apartment in an enviable setting.

Leasehold - Share of Freehold

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Main Features

- Three Double Bedroom Purpose Built Apartment
- Three En-Suite Shower Room/WC's & Family Bathroom/WC
- Share Of Freehold
- Allocated Parking Space
- Chain Free
- Beautifully Maintained Communal Areas
- Gas Central Heating & Double Glazing
- Prestigious Meads Location
- Close To Meads Village, Seafront & South Downs

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway
Radiator. Entryphone handset. Built-in cupboard.

Lounge
18'10 x 13'4 (5.74m x 4.06m)
Radiator. 2 Double glazed Velux windows. Further double glazed window.

Fitted Kitchen
16'4 x 13'3 (4.98m x 4.04m)
Extensive range of fitted white wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. Eye level oven and microwave. Radiator. Double glazed window.

Bedroom 1
12'11 x 11'7 (3.94m x 3.53m)
Radiator. Built-in wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC
White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Frosted double glazed window.

Bedroom 2
12'8 x 11'9 (3.86m x 3.58m)
Radiator. Built-in wardrobe. Double glazed Velux windows. Door to -

En-Suite Shower Room/WC
White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail.

Bedroom 3
11'9 x 11'7 (3.58m x 3.53m)
Radiator. Built-in wardrobe. Double glazed window. Door to -

En-Suite Shower Room/WC
White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail.

Modern Bathroom/WC
White suite comprising bath with central chrome mixer tap and shower attachment. Low level WC with hidden cistern. Wash hand basin with mixer tap. Frosted double glazed window.

Parking
Allocated parking space.

EPC = B

Council Tax Band = E

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £2657 per annum
Lease: 125 years from 2013. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.