



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, first-floor apartment
- ◆ Sought-after Lower Meads location
- ◆ Walking distance from town centre, theatres and seafront
- ◆ Leasehold
- ◆ EPC rating D



Blackwater Road, Lower Meads, Eastbourne

£260,000



Northwood are delighted to welcome to market, CHAIN FREE, this stunning two-bedroom, first-floor apartment in the sought-after Lower Meads area of Eastbourne.

Accommodation comprises: living room, kitchen, two double bedrooms, WC and bathroom with shower over bath.

Further benefits include private parking space, gas central heating, high ceilings, secure entry system and beautiful communal grounds set back from the road.

Located in charming converted Victorian School building midway between the town centre with its mainline train station and the beach, this fantastic apartment is just a short walk from the boutique cafes and shops of Little Chelsea, the theatre district and Eastbourne's fabulous Victorian seafront. Set back from the road in beautifully maintained communal gardens, this lovely apartment has been tastefully decorated and is a must see.





**CURRENTLY OCCUPIED WITH A STABLE, LONG-TERM TENANT, THIS PROPERTY IS OFFERED AS EITHER AN INVESTMENT OPPORTUNITY WITH THE TENANT IN-SITU OR AS A VACANT POSSESSION.**

Please view our immersive virtual tour (provided free of charge to all tenants) to fully appreciate this fantastic property: <https://tour.giraffe360.com/aa458d243c814727a3d4fe1267d91486>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band C: £2360

Lease end date: 24th June 2100 - **PLEASE NOTE, A LEASE EXTENSION IS IN PROGRESS**

Ground Rent: £200.00

Service Charge: £3427.00

### Exterior and Approach

Set back from the road in the College Conservation Area of Lower Meads, Clovelly is a charming, detached Victorian-era building which has been lovingly converted into residential apartments.

An allocated parking space is available in the well cared for communal gardens

### Hallway

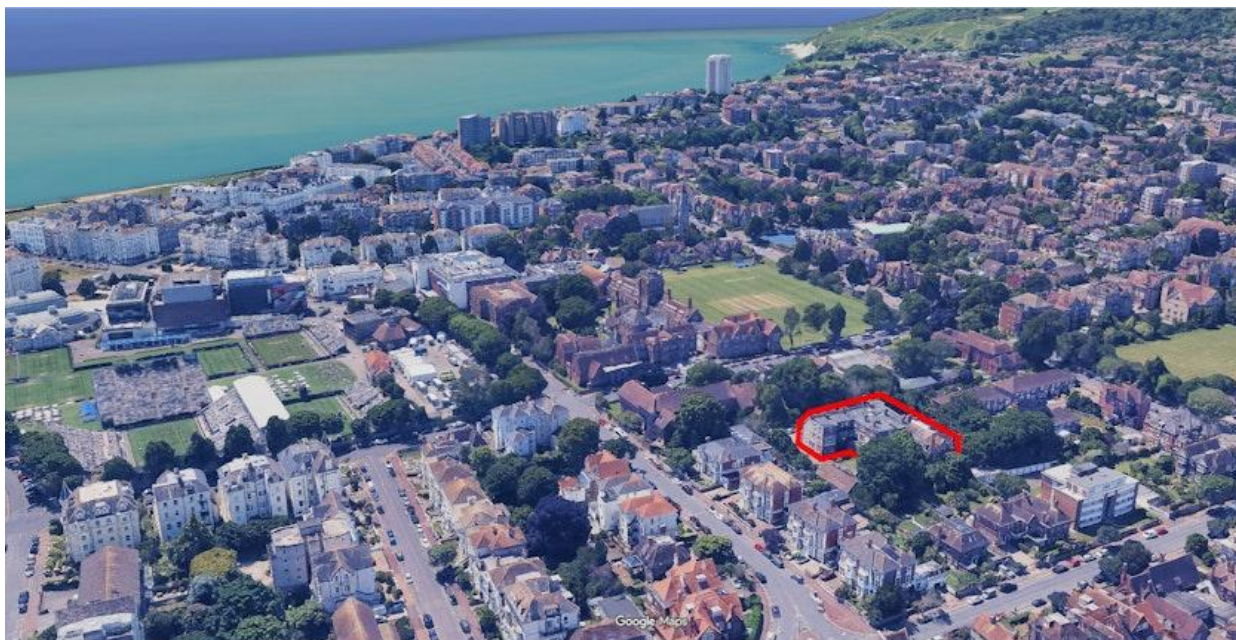
Centrally located entrance hall, carpeted with entry phone and doors to all rooms

### Living Room

6.25m x 3.32m (20'6" x 10'11")

Large, sunny living room, carpeted with radiator, feature fireplace and uPVC double-glazed windows





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## Kitchen

3.62m x 2.36m (11'11" x 7'8")

Modern fitted kitchen with vinyl flooring, wood-effect laminate worksurfaces over white cabinets, uPVC double-glazed door to fire exit, and space/plumbing for gas cooker, washing machine and fridge-freezer

## Bedroom One

3.86m x 3.72m (12'8" x 12'2")

Large double bedroom, carpeted with radiator, built-in wardrobes and uPVC double glazed windows

## Bedroom Two

3.78m x 2.96m (12'5" x 9'8")

Double bedroom, carpeted with radiator and uPVC double glazed windows

## Bathroom

2.62m x 2.4m (8'7" x 7'11")

Modern family bathroom with vinyl flooring, heated towel rail, radiator, airing cupboard, uPVC double-glazed window and white suite comprising basin WC and bath with rainfall shower over

## Cloakroom

1.45m x 1.11m (4'10" x 3'7")

Separate WC with vinyl flooring, uPVC double-glazed window and white suite comprising basin and WC





Approximate total area<sup>①</sup>  
80.5 m<sup>2</sup>  
867 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SEE MORE ONLINE

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