



## Key Features

- ◆ CHAIN FREE
- ◆ Three-bedroom, ground-floor apartment
- ◆ Sought after Lower Meads location
- ◆ Walking distance from seafront, theatres and town centre
- ◆ Share of Freehold
- ◆ EPC rating D



Silverdale Road, Lower Meads, Eastbourne

£265,000



Northwood are delighted to welcome to market, CHAIN FREE, this fantastic three-bedroom, ground-floor apartment in the sought-after Lower Meads area of Eastbourne

Accommodation comprises: large lounge/diner, fitted kitchen with appliances, two double bedrooms, one single bedroom, family bathroom and en-suite shower room.

Further benefits include private courtyard, gas central heating, double-glazing, private entrance and gated, allocated parking space.

Located just off Eastbourne's fabulous Victorian seafront, a minutes from the theatre district and Devonshire Park tennis club and just a short walk to the town centre and mainline train station, this lovely apartment is perfectly situated to make the most out of life on the Sunshine Coast.





Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/436d2e6b19da4e8a478303bb6e06b56>

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

Council Tax Band D: £2532

Share of Freehold

Service Charge: £1589.75 bi-annually

Ground Rent: £0

### Exterior and Approach

Silverdale Mansions is a row of converted Victorian terraces next to prestigious Grand Hotel just off Eastbourne seafront.

A well-maintained communal garden leads to a private front door allowing access to ...

### Entrance

1.05m x 1.17m (3'5" x 3'10")

Entrance porch with entry phone, alarm control and coat hooks

### Lounge/diner

6.07m x 4.32m (19'11" x 14'2")

Spacious lounge/diner, carpeted with bay window to front aspect, two radiators, decorative cornicing and feature fireplace

### Kitchen

2.12m x 2.77m (7'0" x 9'1")

Modern fitted kitchen with window to front aspect, built-in fridge freezer and dishwasher, washing machine, eye-level built-in electric oven, gas hob with cooker hood over





### Hall

7.41m x 0.91m (24'4" x 3'0")

L-shaped internal hallway, carpeted with two radiators, airing cupboard and doors to all rooms

### Bedroom One

3.18m x 4.58m (10'5" x 15'0")

Large double bedroom, carpeted with radiator, uPVC double-glazed window to rear aspect and en suite

### En suite

1.93m x 1.48m (6'4" x 4'11")

En-suite shower room, tiled in white with recessed spotlights, radiator and extractor fan, white fitted suite comprising walk-in shower cubicle, basin and WC

### Bathroom

1.95m x 1.79m (6'5" x 5'11")

Family bathroom with white fitted suite comprising bath, basin, WC, decorative tile border, recessed spotlights and extractor fan



### Bedroom Three

2.69m x 2.3m (8'10" x 7'6")

Single bedroom, carpeted with radiator, uPVC double-glazed window to side aspect and Glo-Worm boiler

### Bedroom Two

3.51m x 2.76m (11'6" x 9'1")

Double bedroom, carpeted with radiator and uPVC double-glazed window and door to private rear courtyard

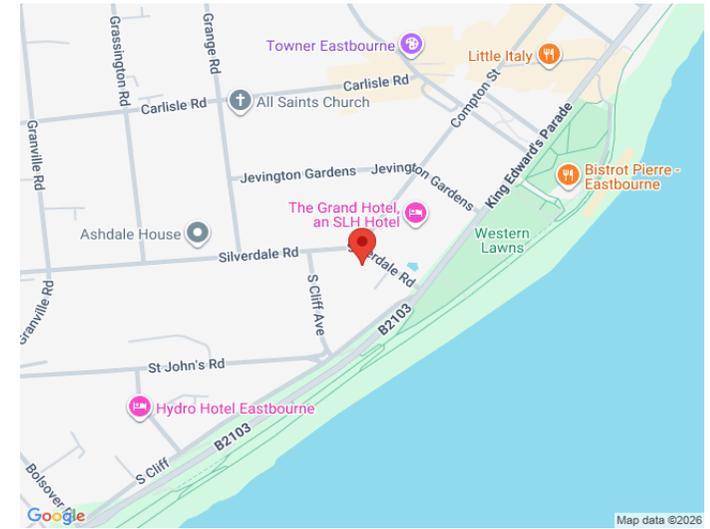
### Rear Courtyard

Private, enclosed, wrap around rear courtyard, paved with storage and access to car park

### Parking

Secure gated car park with allocated parking space





## Northwood

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