8 Baslow Court
25 Baslow Road
Eastbourne, BN20 7UL

Leasehold

£245,000








2 Bedroom | 1 Reception | 2 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 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.

TOWN FLATS

01323 416600

Leasehold

£245,000

2 Bedroom | 1 Reception | 2 Bathroom






## 8 Baslow Court 25 Baslow Road, Eastbourne BN20 7UL

This exceptional purpose built apartment enjoys a prime position with breathtaking sea and downland views from almost every room with the exception of the bathroom and en-suite, perfectly complemented by a private southerly facing balcony. Beautifully appointed throughout, the property offers a generous living room opening directly onto the balcony, a modern fitted kitchen with integrated appliances, and two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, with a separate bathroom serving the second bedroom. Further advantages include gas central heating via a brand new combi boiler with a 10-year warranty, sealed unit double glazing, a long lease, and a private garage en bloc with power. With uninterrupted views and offered chain free, this home is ready for immediate enjoyment. Situated in Meads, one of Eastbourne's most sought after locations, the property is ideally placed adjacent to Meads Village and within easy reach of Holywell and the stunning South Downs. The area offers a fantastic selection of cafés, restaurants, pubs, boutiques and everyday amenities, all set within a friendly village atmosphere. Excellent transport links, including regular bus routes into Eastbourne and beyond, further enhance the convenience of this coastal setting. With access to both the seafront and countryside just moments away, this apartment presents a rare opportunity to enjoy the very best of seaside and downland living.

www.town-property.com info@townflats.com

# 8 Baslow Court, 25 Baslow Road, Eastbourne, BN20 7UL

Leasehold

# £245,000

## Main Features

- CHAIN FREE Exceptional Meads Apartment With Stunning Sea Views
- Prime Meads Location Close To Village Amenities
- Private South Facing Balcony
- Spacious Living Room With Direct Balcony Access
- Modern Fitted Kitchen With Integrated Appliances
- Two Generous Double Bedrooms
- Principal Bedroom With Stylish En-Suite Shower Room/WC
- Separate Contemporary Bathroom/WC
- Gas Central Heating With Brand New Combi Boiler (10 Year Warranty)
- Garage En-Bloc With Power

Entrance
Communal entrance with security entry phone system. Ground floor entrance door to -

Hallway
Radiator. 3 cupboards. Entryphone handset.

Lounge
18'5 x 11'9 (5.61m x 3.58m )
Radiator. Double glazed patio doors to -

Sun Balcony
11'4 x 4'0 (3.45m x 1.22m )
With stunning views towards the sea.

Fitted Kitchen
10'1 x 5'11 (3.07m x 1.80m )
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob with oven under. Extractor cooker hood. New combi boiler (with a 10 year warranty). Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Double glazed window to rear aspect.

Bedroom 1
13'10 x 11'2 (4.22m x 3.40m )
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2
10'2 x 8'10 (3.10m x 2.69m )

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Part tiled walls. Extractor fan.

Outside
Lawned communal gardens.

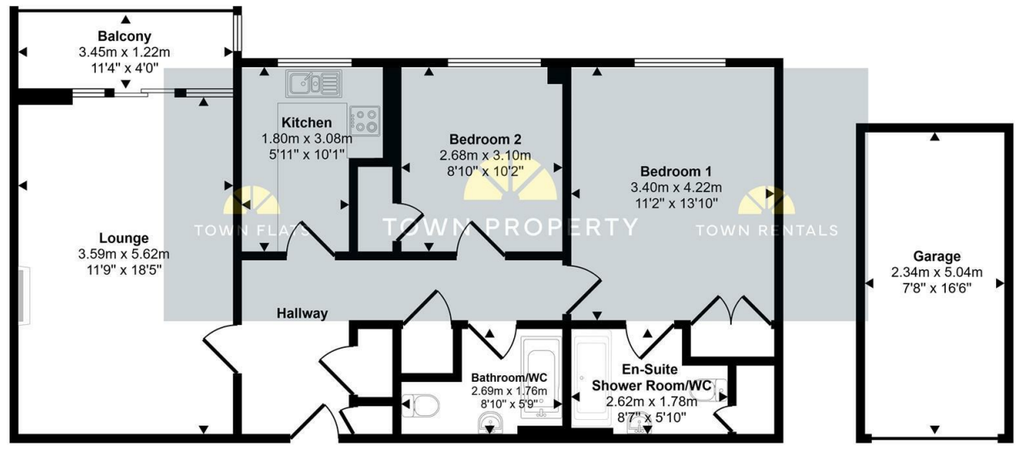
Parking
Garage en-bloc to the rear of the building with up & over door.

Council Tax Band = D

EPC = C

Agents Note
Please note that some images have been enhanced by AI

Approx Gross Internal Area
87 sq m / 940 sq ft




Floorplan
Approx 76 sq m / 814 sq ft

Garage
Approx 12 sq m / 127 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £120 per annum**
**Maintenance: £2400 per annum**
**Lease: 198 years from 1969. 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

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.