



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £165,000



## Flat 7, 18 Meads Street, Eastbourne, BN20 7QT

Bright and generously proportioned one bedroom apartment, located on the second floor of a well maintained building in the sought after Meads Village. Enjoying tranquil views over the South Downs, the property offers a calm and inviting atmosphere, enhanced by tasteful décor and an abundance of natural light. The apartment is presented in excellent condition throughout and features a newly fitted modern kitchen, a contemporary shower room and a spacious living area ideal for comfortable everyday living. Situated just a short walk from both the scenic South Downs and the picturesque seafront, this desirable location combines natural beauty with convenience. Meads Village offers a charming array of local amenities, including two popular pubs, cafes and shops. Regular bus services provide swift access to Eastbourne town centre, with its mainline railway station, theatres and the Beacon shopping centre. Additional benefits include a share of the freehold with a long 999-year lease. Early viewing is highly recommended.

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Eastbourne, BN20 7QT

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### Main Features

- Covered Flat
- 1 Bedroom
- Second Floor
- Dual Aspect Lounge
- Kitchen
- Shower Room/WC
- Views Towards The South Downs
- Close to Local Shops, Cafes and Bus Routes

### Entrance

Communal entrance with entry phone system. Stairs to second floor private entrance door to -

### Hallway

Storage area. Entry phone.

### Dual Aspect Lounge

11'5 x 10'3 (3.48m x 3.12m)

Electric radiator. Double glazed windows to side and rear aspect.

### Kitchen

6'6 x 4'10 (1.98m x 1.47m)

Fitted range of wall and base units, worksurfaces with inset single drainer stainless steel sink unit and mixer tap. Electric hob with electric oven under and extractor over. Part tiled walls. Integrated fridge. Space and plumbing for washing machine. Double glazed window to rear aspect.

### Shower Room/WC

Large walk in shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Extractor fan.

### Bedroom

14'5 x 13'0 (4.39m x 3.96m)

Two electric radiators. Double glazed window to rear aspect.

**COUNCIL TAX BAND = A**

**EPC = 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: £2,200 per annum**

**Lease: 999 year lease from 2010. We have been advised of the lease term, we have not seen the lease.**

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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.