



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£210,000-£220,000



1 Bedroom



1 Reception



1 Bathroom



Flat 3, 8 Blackwater Road, Eastbourne, BN21 4JD

GUIDE PRICE £210,000 to £220,000

A beautifully presented one bedroom first floor apartment that has undergone significant improvement by the current vendor. Finished to a high standard the flat provides spacious & well proportioned accommodation and forms part of this attractive converted residence. Enviably situated in Lower Meads within easy walking distance of the town centre and mainline railway station the flat benefits from high ceilings throughout, a double bedroom with luxury en-suite bath & shower room/WC, fitted kitchen with integrated appliances and glorious bay windowed lounge with views of the Devonshire Park tennis courts. An internal inspection comes very highly recommended.

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Eastbourne, BN21 4JD

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Main Features

- Beautifully Presented & Significant Improved Lower Meads Apartment
- 1 Double Bedroom
- First Floor
- Bay Windowed Lounge With Views Towards Devonshire Park Tennis Courts
- Fitted Kitchen With Integrated Appliances
- Luxury En-Suite Bath & Shower Room/WC
- Double Glazing
- High Ceilings
- Lease In Excess Of 100 Years

Entrance

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

Hallway

Coved ceiling. Wood effect flooring.

Bay Windowed Lounge

22'4 x 15'5 (6.81m x 4.70m)

Victorian style radiator. Feature fireplace. High level skirting boards. Cornicing. Television point. Picture rail. Double glazed bay window with views towards the Devonshire Park tennis courts.

Fitted Kitchen

17'5 x 5'4 (5.31m x 1.63m)

Range of fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Built-in Bosch electric hob with splashback and extractor cooker hood. Built-in Bosch electric oven and microwave. Integrated fridge/freezer, tumble dryer and wine cooler. Part tiled walls. Wood effect flooring. Stain glass Sash window to side aspect.

Double Bedroom

14'2 x 10'11 (4.32m x 3.33m)

Coved ceiling. Wall lights. Fitted wardrobes. Double glazed Sash window to rear aspect. Door to -

Luxury En-Suite Bath & Shower Room/WC

Luxury white suite comprising roll top bath with Victorian style mixer tap and shower attachment. Shower cubicle. Low level WC. Vanity unit with inset wash hand basin and drawers below. Victorian style radiator. Double glazed Sash window.

EPC = D

Council Tax Band = B

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: Peppercorn

Maintenance: £70 per calendar month

Lease: 108 years remaining. We have been advised of the remaining 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.