



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

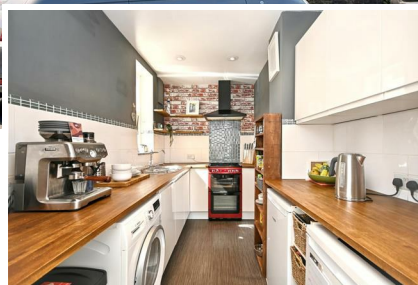


1 Reception



1 Bathroom

£285,000



1 Rosemullion, 43 Meads Road, Eastbourne, BN20 7PU

**** Guide price £285,000-£295,000**** A beautifully presented two bedroom ground floor apartment, forming part of an attractive period conversion in the highly desirable Meads area. Benefiting from its own private entrance, this stylish home has been tastefully updated throughout and offers bright, spacious accommodation full of charm and character. The elegant lounge is enhanced by a striking bay window, while the generous principal bedroom enjoys patio doors opening directly outside, creating a wonderful sense of light and connection to the garden surroundings. A modern fitted kitchen and contemporary bathroom complete the accommodation, all finished to an excellent standard throughout. Further benefits include a share of freehold and a well maintained self-managed block, offering both practicality and peace of mind. The apartment also enjoys direct access to an enclosed garden area at the front, which, whilst not formally included within the lease plan, there is a large communal lawned garden to the rear in addition. Ideally positioned close to the boutique shops and amenities of Meads Village, this exceptional property combines elegant living space with a prestigious coastal location and must be viewed to be fully appreciated.



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Main Features	Entrance Private ground floor front door to-
• Beautifully Presented Two Bedroom Ground Floor Apartment • Private Front Door Providing A House-Like Feel • Elegant Lounge With Attractive Bay Window • Principal Bedroom With Patio Doors Opening Outside • Direct Access To Enclosed Front Garden Area • Tastefully Updated Throughout To A High Standard • Modern Kitchen And Contemporary Bathroom • Share Of Freehold And Well Maintained Self-Managed Block • Spacious Accommodation With Double Glazing And Gas Central Heating • Sought-After Meads Location Close To Village Amenities	Entrance Porch Coat storage area. Double glazed window to front aspect.
	Hallway 'T' Shaped hallway. Radiator. Large cupboard.
	Lounge 15'8 x 15'6 (4.78m x 4.72m) Radiator. Bay sash window to rear aspect.
	Bathroom/WC Bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Sash window to rear aspect.
	Kitchen 10'9 x 5'6 (3.28m x 1.68m) Fitted range of wall and base units, surrounding worktop with inset sink unit and mixer tap. Space for cooker and undercounter fridge & freezer. Space and plumbing for washing machine. Extractor hood. Part tiled walls. Double glazed window to rear aspect.
	Bedroom 1 15'10 x 14'10 (4.83m x 4.52m) Column radiator. Sash window to front aspect.
	Bedroom 2 15'11 x 10'6 (4.85m x 3.20m) Radiator. Double glazed window to side aspect.
	Outside There is a communal courtyard garden that can be accessed directly from Bedroom 1. It is fully enclosed with gated side access and is normally only used by other residents if they need to obtain a meter reading. There is further communal gardens to the rear.
	COUNCIL TAX BAND = B
	EPC = D

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: £180 per month.
Lease: 999 years from 1979. 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.