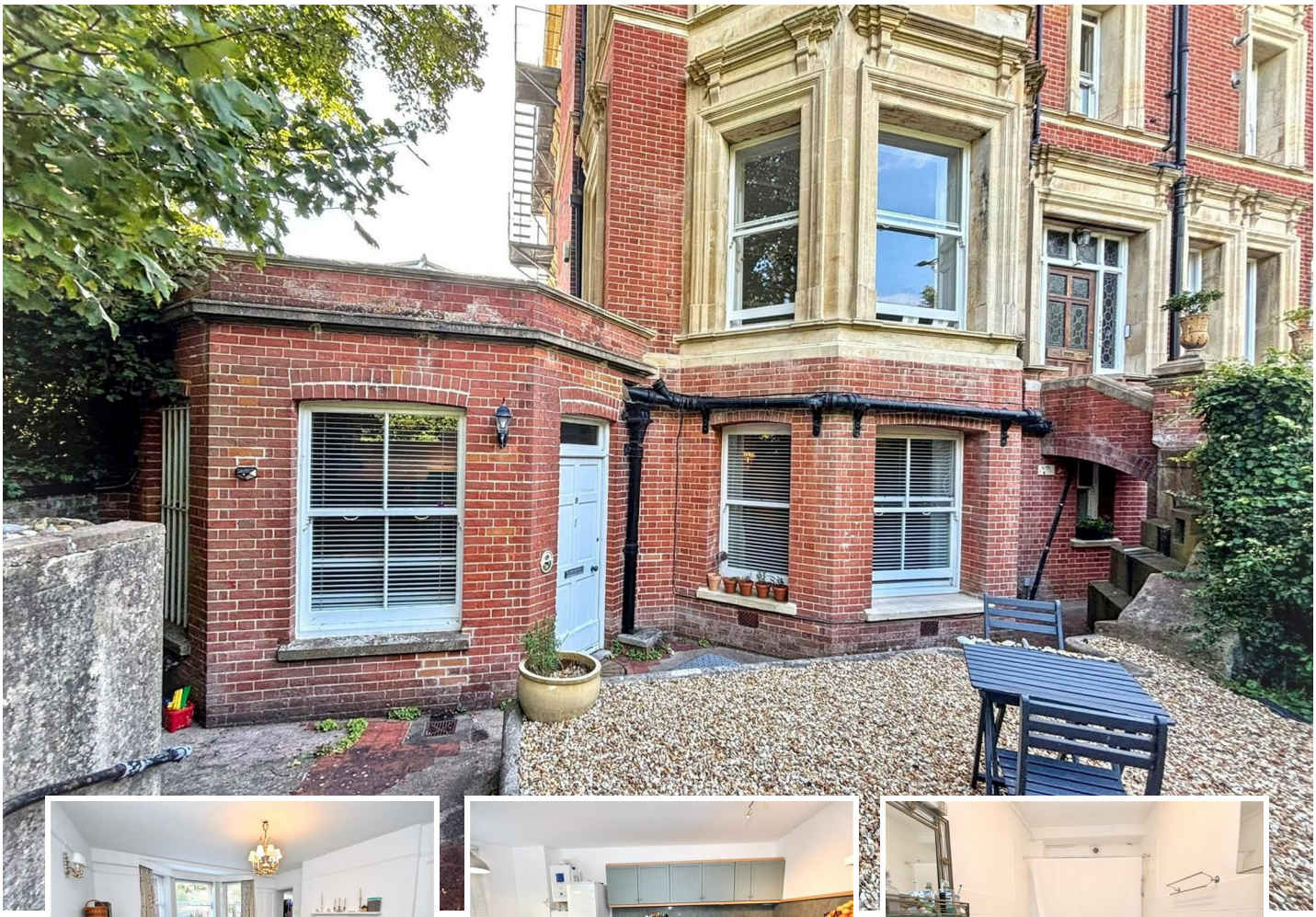
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£250,000 - £260,000









8 De Walden Court, 51 Meads Road, Eastbourne, BN20 7QB

A wonderful unique 2 bedroom ground floor apartment with private entrance door. Enviably situated in the Meads forming part of this glorious residence set in stunning park like communal gardens the apartment benefits from 2 double bedrooms, one with mezzanine floor and vaulted glass ceiling, spacious kitchen/dining room and bay windowed lounge. The gardens are laid to lawn with a large covered terrace. Meads high street with its independent shops and eateries is within comfortable walking distance. An internal inspection comes highly recommended.

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Guide Price £250,000 - £260,000

Main Features

- Wonderful & Unique Ground Floor Meads Apartment
- 2 Generously Sized Double Bedrooms
- Second Bedroom Featuring Mezzanine Floor & Stunning Vaulted Glass Ceiling
- Impressive Bay Windowed Lounge
- Spacious Fitted Kitchen With Raised Dining Area
- Bathroom/WC
- Private Entrance Door
- Large Communal Covered Terrace & Attractive Park Like Lawned Gardens
- Meads High Street Within Comfortable Walking Distance
- Beautifully Positioned Within The Desirable Meads Area

Private Entrance
Private entrance door to -

Vestibule
Radiator. Part tiled walls. Doors to kitchen and lounge.

Bay Windowed Lounge
22'4 x 17'0 (6.81m x 5.18m)
Feature fireplace with inset fire and tiled hearth. Picture rail. Wall lights. Bay window to front aspect. Door to inner hallway.

Fitted Kitchen/Dining Room
13'7 x 10'6 (4.14m x 3.20m)
Range of fitted wall and base units. Worktop with inset ceramic Butler sink. Cooker point with extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Tiled floor. Skylight. Wall mounted boiler.

Raised Dining Area
9'7 x 9'1 (2.92m x 2.77m)
Raised dining area with stripped floorboards. Bay window with seat. Door to inner hallway.

Inner Hallway
Built-in cupboard. Door to gardens.

Bedroom 2
14'4 x 10'9 (4.37m x 3.28m)
Dado rail. Wall mounted ladder providing access to mezzanine floor with wonderful vaulted glass ceiling.

Bay Windowed Bedroom 1
16'10 x 16'0 (5.13m x 4.88m)
Radiator. Picture rail. Stripped floorboards. Bay window. Door to inner hallway.

Inner Hallway
Door to lounge, bedroom 1 and bathroom/WC.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

Outside
The stunning lawned communal gardens are accessed from the apartment. There is a gated side access, mature trees & shrubs and a large covered terrace.

Council Tax Band = C

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: Awaiting confirmation
Maintenance: £3531.25 per annum
Lease: 953 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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.