

Leasehold - Share of Freehold

Guide Price

£270,000 - £280,000



2 Bedroom



1 Reception



1 Bathroom



10 Merlswood, Meads Road, Eastbourne, BN20 7ES

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An extremely well presented two bedroom second floor apartment forming part of this popular development in the Meads. Offering spacious accommodation throughout, the flat benefits from two double bedrooms, a refitted kitchen, Jack & Jill bathroom, wonderful double aspect lounge and balcony. The well maintained development has communal gardens, visitors parking bays and a garage. Eastbourne town centre and theatres are within comfortable walking distance. An internal inspection comes highly recommended.



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Main Features	Entrance
<ul style="list-style-type: none">Purpose Built2 BedroomsSecond FloorDouble Aspect LoungeFitted KitchenModern BathroomCloakroomDouble GlazingCommunal GardensGarage	Communal entrance with security entryphone system. Stairs and lift to second floor private entrance door to – Hallway Entryphone handset. Coved ceiling. Built-in cupboard with hanging rail. Further cupboard with fixed shelving. Double Aspect Lounge 17'2 x 13'10 (5.23m x 4.22m) Radiator. Coved ceiling. Television point. Double glazed windows to side and rear aspect. Double glazed door to balcony. Fitted Kitchen 12'9 x 6'11 (3.89m x 2.11m) Modern range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built-in electric oven with stainless steel extractor cookerhood and eye level oven. Plumbing and space for washing machine. Integrated fridge and freezer. Part tiled walls. Tiled floor. Double glazed window. Bedroom 1 13'4 x 10'11 (4.06m x 3.33m) Radiator. Coved ceiling. Built-in double wardrobe. Door to Jack & Jill bathroom. Bedroom 2 12'10 x 11'1 (3.91m x 3.38m) Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window to rear aspect. Cloakroom Low level WC. Coved ceiling. Tiled floor. Modern Bathroom White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Radiator. Coved ceiling. Outside The flat has a lock-up garage with an up and over door, visitors parking bays and well maintained communal gardens. Other Details The flat also benefits from a lock-up storage room. EPC = C.

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: £50 per annum.
Maintenance: £800 half yearly.
Lease: 999 years from 1970. We have been advised of the lease term, we have not seen the lease.