

Flat 5, 55 Blackwater Road, Eastbourne, BN20 7DL

Leasehold - Share of Freehold

£275,000



3 Bedroom 2 Reception 1 Bathroom



www.town-property.com info@townflats.com 01323 416600

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.



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An extremely unique three bedroom ground floor apartment forming part of this attractive and imposing detached residence. Enviably situated in the Lower Meads the flat offers very spacious accommodation comprising of three double bedrooms, a wonderful 24' lounge, fitted kitchen with separate utility room and 16'8 dining hall. The flat offers great potential for further reconfiguration and is set in lovely lawned communal gardens. The flat is within comfortable walking distance of the town centre and mainline railway station. An internal inspection comes very highly recommended.

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**£275,000****Main Features**

- Converted Flat
- Ground Floor
- 3 Bedrooms
- Dining Hall
- Study
- Lounge
- Cloakroom
- Fitted Kitchen/Breakfast Room
- Modern Shower Room/WC
- Wonderful Communal Gardens

**Entrance**  
Stairs down to entrance lobby with further door-

**Entrance Hallway**  
Walk in cupboard with hanging rail. Opening to-

**Dining Hall**  
18'6 x 7'10 (5.64m x 2.39m)  
Parquet flooring. Door way to-

**Study**  
7'9 x 4'7 (2.36m x 1.40m)  
Power and light.

**Cloakroom**  
Low level WC. Wash hand basin with tiled splashback.

**Lounge**  
24'2 x 15'10 (7.37m x 4.83m)  
Wall lights. Picture rail. Range of fitted cupboards. Bay window to rear aspect.  
Doors to gardens.

**Fitted Kitchen/Breakfast Room**  
16'2 x 9'7 (4.93m x 2.92m)  
Fitted range of wall and base units. Woodblock worktops with inset single drainer one and a half bowl sink unit and mixer tap. Cooker point with stainless steel splashback and extractor cookerhood. Breakfast bar. Radiator. Part tiled walls.  
Windows. Door to-

**Utility Room**  
9'1 x 8'6 (2.77m x 2.59m)  
Matching range of base units. Worktops. Space for upright fridge freezer. Light and power.

**Inner Hallway**  
With wall mounted gas boiler. Plumbing and space for washing machine. Hot water cylinder. Side door.

**Bedroom 1**  
15'11 x 14' (4.85m x 4.27m)  
Window to rear aspect. Radiator. Picture rail. Range of fitted wardrobes and chest of drawers. Vanity unit with inset wash hand basin.

**Bedroom 2**  
17'1 x 14'2 (5.21m x 4.32m)  
Bay window to front aspect. Picture rail. Wash basin with tiled splashback. Radiator.

**Bedroom 3**  
11'4 x 9'9 (3.45m x 2.97m)  
Small double glazed window to side. Radiator.

**Modern Shower Room/WC**  
Shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Heated towel rail. Built in cupboards with fixed shelving. Frosted window.

**Outside**  
The flat is set in beautiful communal gardens that are mainly laid to lawn with areas of patio, a pond and flower beds and borders.

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: £20 per annum.**

**Maintenance: £850 half yearly.**

**Lease: 125 years from 2004. We have been advised of the lease term, we have not seen the lease.**