



Flat 2, 47 Blackwater Road, Eastbourne, BN20 7DH

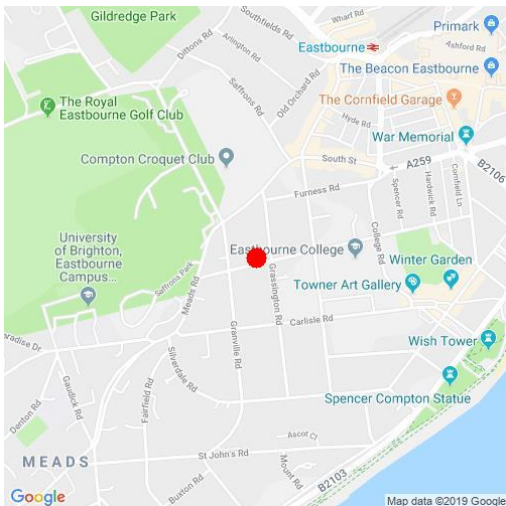
Price £290,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious three bedroom flat located on the first floor of this attractive flint faced period building in the ever popular Lower Meads area of Eastbourne close to the seafront, theatres, town centre and train station. This delightful property is offered to the market chain free and enjoys accommodation comprising communal entrance hall, spacious private entrance hall, large sitting/dining room, kitchen with range of matching wall and base units along with a range of work surfaces, bathroom/wc, separate wc and three excellent size bedrooms. The property is set within well kept communal gardens and located in the much favoured Lower Meads area. The town centre and railway station are within a half mile, whilst the seafront is a similar distance away.





## At a Glance:

- First floor character flat
- Three bedrooms
- 19'6" x 15'2" Living room
- Fitted kitchen
- Bathroom and separate wc
- Share of Freehold
- Favoured Lower Meads location
- Communal gardens
- Chain free

## Accommodation:

### STAIRS TO FIRST FLOOR

### FRONT DOOR TO:

### ENTRANCE HALL

12'1" (3.68m) x 7'1" (2.16m)

### LIVING ROOM

15'2" (4.62m) x 19'6" (5.94m) Max

### KITCHEN

12'2" (3.71m) x 7'9" (2.36m)

### BEDROOM 1

15'4" (4.67m) x 14'7" (4.45m)

### BEDROOM 2

14'8" (4.47m) x 12'2" (3.71m) Max

### BEDROOM 3

8'3" (2.51m) x 8'10" (2.69m)

### BATHROOM

### SEPARATE WC

### OUTSIDE:

### COMMUNAL GARDENS

### LEASE:

999 years from 25.3.1968

### MAINTENANCE:

Approx £200 per month

### GROUND RENT:

Peppercorn

### EPC:

'D'

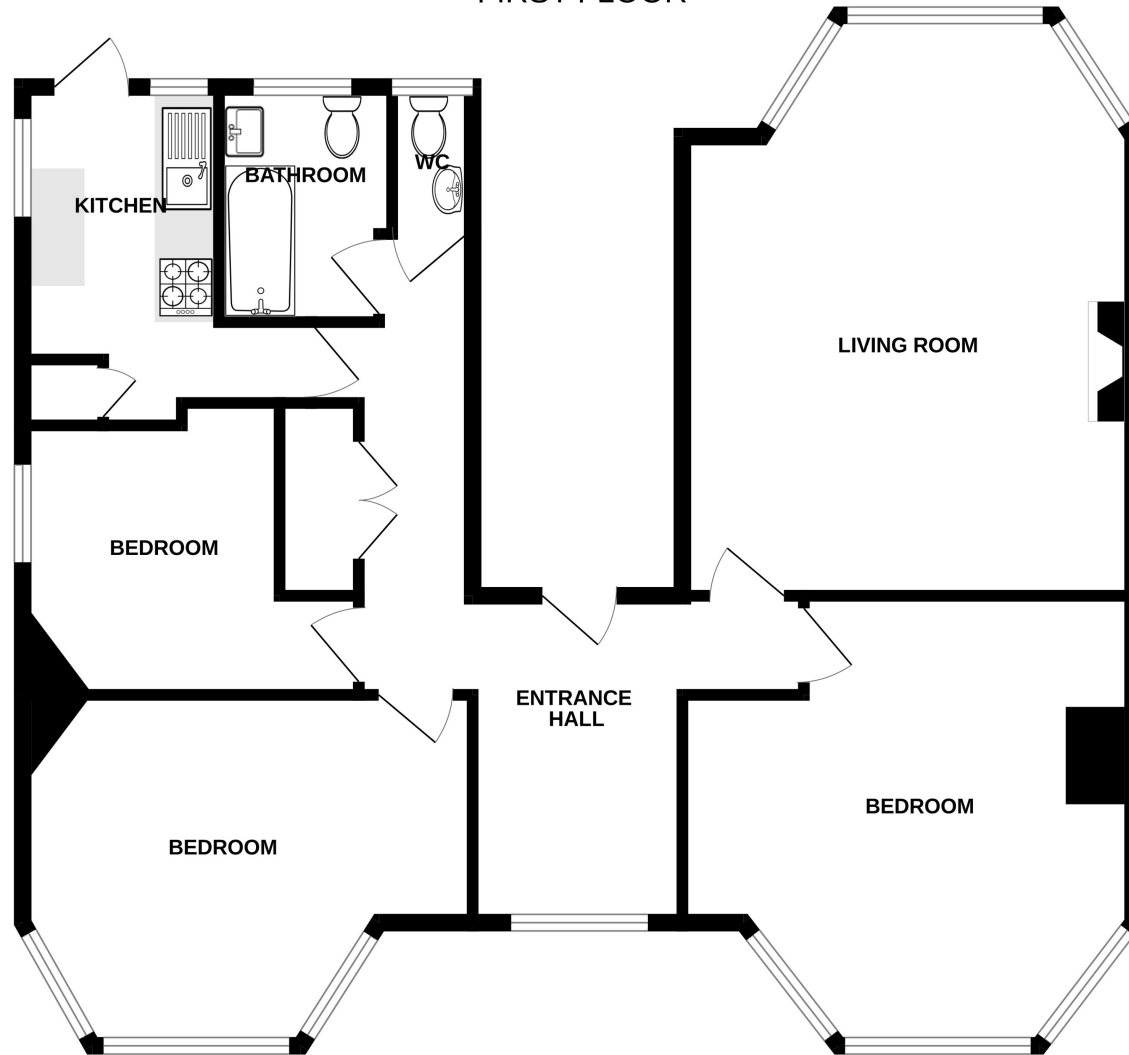
### COUNCIL TAX:

Band 'C'

(All details concerning the terms of the Lease and outgoings are subject to verification)



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email