



**Flat 8 Bolsover Court, 19 Bolsover Road, Eastbourne, BN20 7JG**

**Price £285,000 | Share of Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



Available with no onward chain- A charming two bedroom ground floor flat with its own private entrance, enviably located within 100 yards of Meads seafront. The flat has been the subject of considerable improvement within the last couple of years and now provides beautifully appointed accommodation throughout. Of particular note is the fine 18' x 15' living room affording views to sea. The kitchen has been tastefully fitted with a range of wall and base units beneath contoured work surfaces with high quality integrated appliances that include an oven, hob, microwave, fridge/freezer and dishwasher. There are two double bedrooms served by a luxuriously appointed bathroom. The flat has the use of the delightful communal gardens of Bolsover Court, accessed from Bolsover Road together with an unallocated communal parking area. The Meads village shopping facilities are within a few hundred yards, whilst Eastbourne town centre and railway station are less than 1 mile away.







### At a Glance:

- Prime Meads location within 100 yards of the seafront
- Beautifully appointed throughout
- Private entrance
- Delightful sitting room affording sea views
- Re-fitted kitchen with a comprehensive range of integrated appliances
- Luxuriously appointed bathroom
- Communal gardens
- Unallocated off-road parking
- Gas central heating

### Accommodation:

#### PRIVATE FRONT DOOR

#### HALL

#### LIVING ROOM

18'0" (5.49m) x 15'0" (4.57m)

#### KITCHEN

8'3" (2.51m) x 7'0" (2.13m)

#### BEDROOM 1

13'6" (4.11m) x 8'0" (2.44m)

#### BEDROOM 2

12'9" (3.89m) x 7'0" (2.13m) Plus wardrobe/utility area

#### BATHROOM/WC

#### OUTSIDE

#### PARKING

An informal arrangement to use the courtyard to the side of Bolsover Court on a first come first served basis at owners risk.

#### COMMUNAL GARDENS

Delightful communal gardens with access from Bolsover Road

#### COUNCIL TAX:

Band 'B'

#### EPC:

'C'

#### LEASE:

999 years from 29/9/1977 (Share in freehold)

#### MAINTENANCE:

Approximately £700 per half year

#### GROUND RENT:

Nil

#### PETS:

Are allowed with freeholders permission, provided they do not cause annoyance to other residents

#### SUB-LETTNG:

Is allowed to a single family for a maximum of two years in every three

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





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.

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