



5 The Ridge, 6 Bolsover Road, Eastbourne, BN20 7JE

Price £450,000 | Share of Freehold

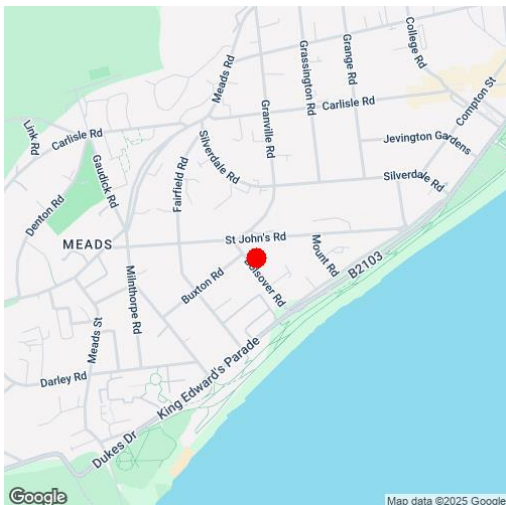
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



An exceptionally spacious three double bedroom apartment on the mezzanine level between the first and second floors of this attractive mansion style block just yards from Meads seafront with angled views towards the sea. This delightful property has been the subject of much improvement by the current owners in recent years and provides elegant and modern decor throughout. Accommodation comprises communal entrance hall, passenger lift to the second floor, large private entrance hall, sitting room with dual aspect overlooking the well maintained communal gardens, modern and stylish fitted kitchen, three excellent size bedrooms, main bathroom plus en-suite shower room to the master bedroom. The property enjoys the benefit of a garage in a block to the rear and the building is set within well maintained lawned communal gardens. Meads high street is just a short walk away and Eastbourne town centre is just a little further.







### At a Glance:

- Beautifully presented apartment
- Just yards from Meads seafront and high street
- Elegant and stylish decor throughout
- Modern fitted kitchen
- Bathroom
- En-Suite shower room
- Pleasant sitting room
- Well maintained communal gardens
- Garage
- Double glazed and gas central heating

### Accommodation:

**PASSENGER LIFT AND STAIRS TO SECOND FLOOR**

#### ENTRANCE HALL

#### LIVING ROOM

17'9" (5.41m) x 14'9" (4.5m)

#### KITCHEN

11'3" (3.43m) x 9'9" (2.97m)

#### BEDROOM 1

19'10" (6.05m) x 16'0" (4.88m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

13'0" (3.96m) x 12'8" (3.86m)

#### BEDROOM 3

12'10" (3.91m) x 7'7" (2.31m)

#### BATHROOM

#### OUTSIDE:

#### GARAGE

#### COMMUNAL GARDENS

#### LEASE:

999 years from 6 April 1971 (Share of Freehold)

#### MAINTENANCE:

approx £1,522 per quarter (to include general & garden maintenance, reserve fund contribution, heating and hot water & water/waste)

#### GROUND RENT:

£5 per annum

#### PETS:

allowed, subject to prior approval

#### SUB-LETTING:

not allowed

#### COUNCIL TAX:

Band 'C'

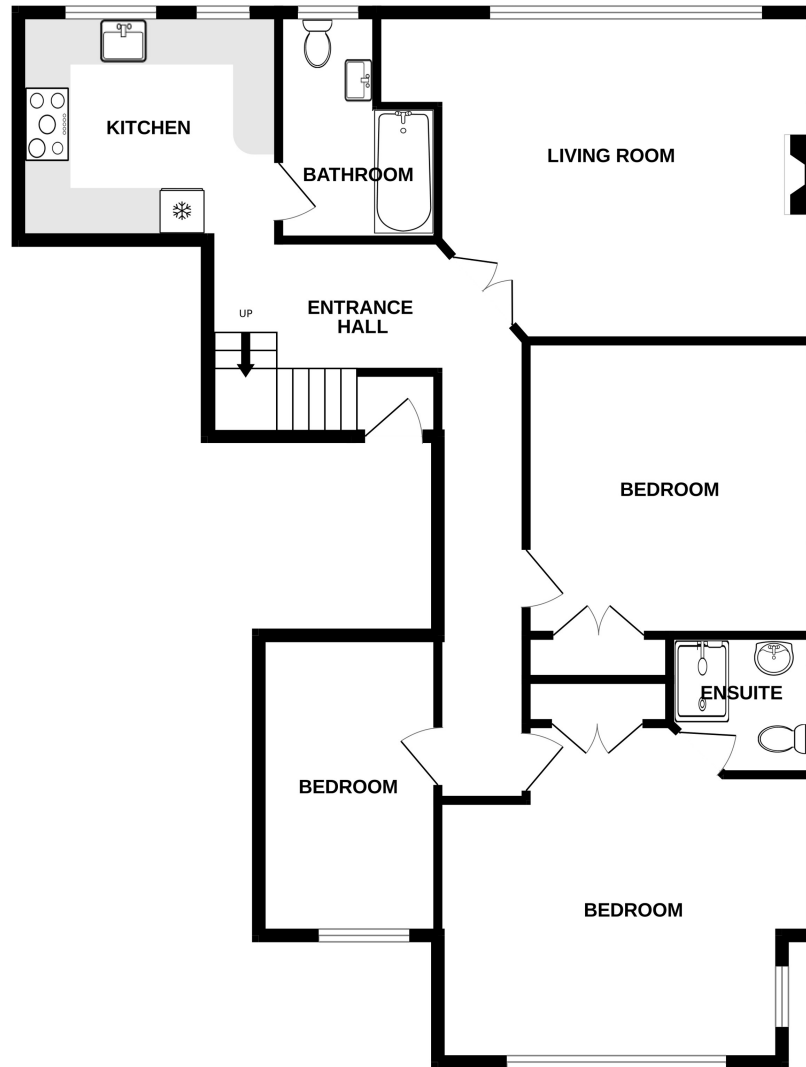
#### EPC:

'D'

(All details concerning the terms of the Lease & 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.  
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