



4 The Ridge, Bolsover Road, Eastbourne, BN20 7JE

Price £315,000 | Share of Freehold

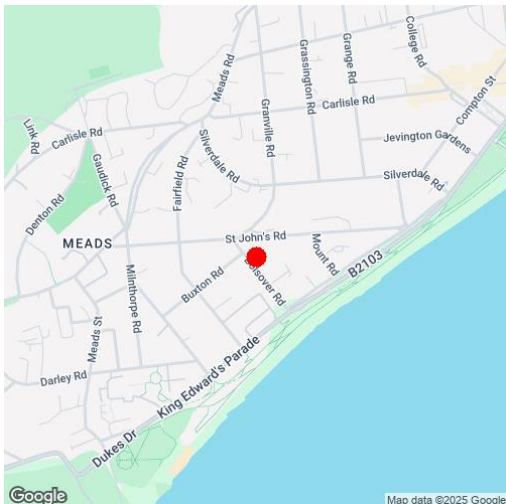
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A beautifully presented two bedroom split level flat located on the second floor of this well maintained period building just yards from Meads seafront and high street. This beautiful property is presented to a very high standard and enjoys accommodation comprising communal entrance hall, passenger lift, private entrance hall, light filled sitting/dining room with sea glimpses and views towards the South Downs, kitchen with comprehensive range of wall and floor units complemented with areas of work surface, there is a stylish newly fitted shower room/wc with walk in shower cubicle, wash hand basin and wc. From the entrance hall a small amount of stairs lead to the higher level where there is a hallway and two bedrooms. The property is set within well kept communal gardens and there is the added convenience of a garage located in a block to the rear. The property comes with a share of the freehold and the remainder of a 999 year lease. Additional benefits include double glazing and communal central heating.







### At a Glance:

- Beautifully presented two bedroom split level flat
- Views towards the sea and the south downs
- Sitting/dining room
- Kitchen
- Stylish shower room/wc
- Passenger lift
- Yards from Meads high street and seafront
- Share of the freehold and remainder of 999 year lease
- Garage and well maintained communal gardens
- Double glazed and communal heating

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS AND LIFT**

**PRIVATE ENTRANCE HALL**

**SITTING/DINING ROOM**  
20'4" (6.2m) Max x 14'3" (4.34m)

**KITCHEN**  
13'6" (4.11m) x 10'7" (3.23m) Max

**SHOWER ROOM**

**STAIRS TO UPPER LEVEL**

**HALLWAY**

**BEDROOM 1**  
15'6" (4.72m) x 13'6" (4.11m) Max

**BEDROOM 2**  
13'6" (4.11m) x 6'7" (2.01m)

**OUTSIDE:**

**COMMUNAL GARDENS**

**GARAGE**

**LEASE:**  
999 years from 1975. Share of Freehold.

**MAINTENANCE:**  
£1,297 per quarter. Include swater rates, sewerage, hot water and central heating.

**PETS:**  
Not allowed

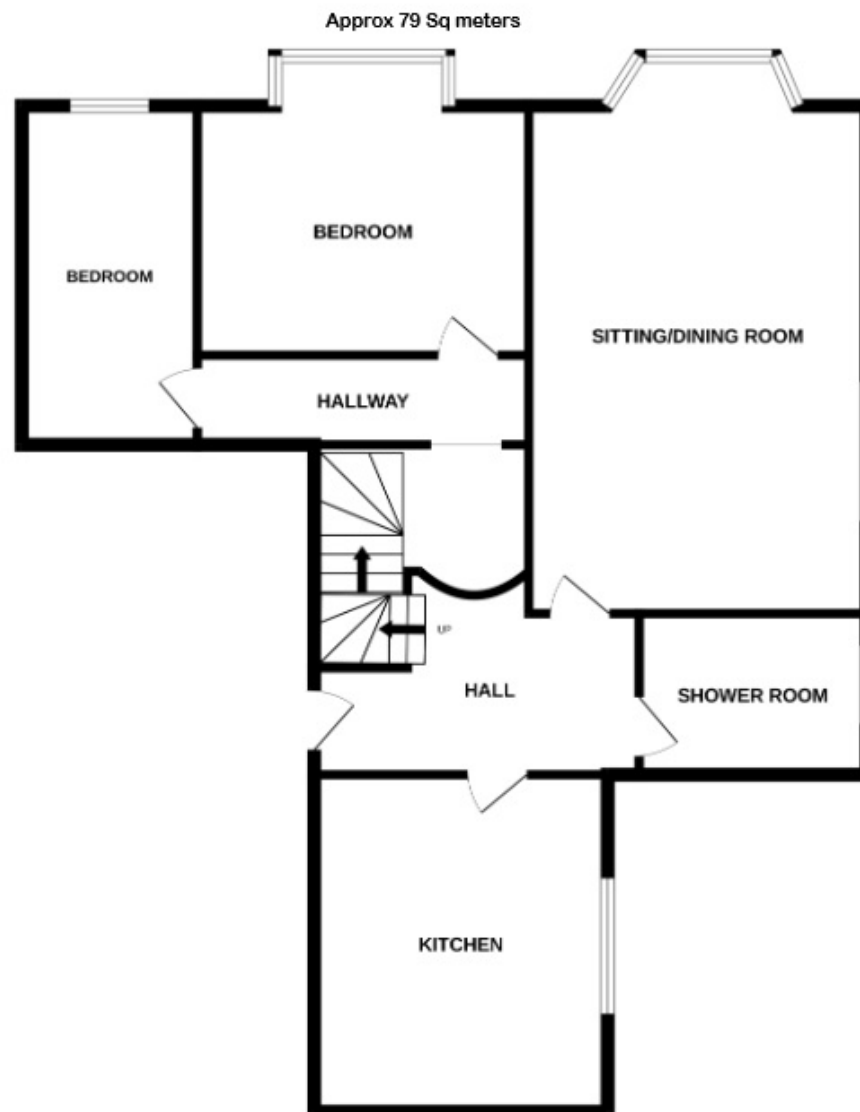
**SUB-LETTING:**  
Not allowed

**COUNCIL TAX**  
Band "C"

**EPC:**  
"E"

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





Ref: 1

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  
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