



**Flat 3, 48 Blackwater Road, Eastbourne, BN20 7DH**

**Price £170,000 | Share of Freehold**

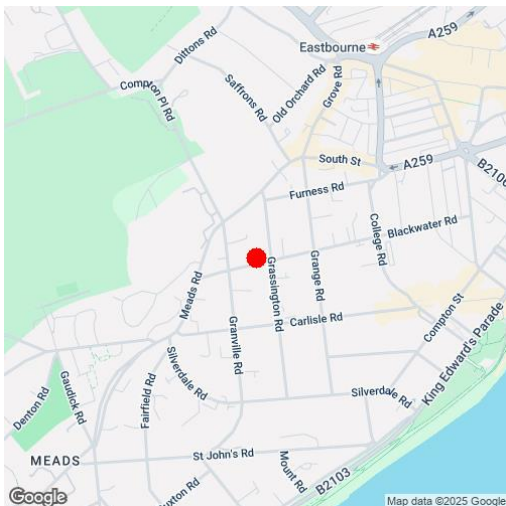
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



An exceptionally spacious one-bedroom flat on the hall floor of this attractive period building in the popular Lower Meads area of Eastbourne. The property is offered to the market chain-free and although in need of some modernisation, this property offers great potential and boasts many original period features such as high skirting boards, picture rails and attractive covings. Accommodation comprises communal entrance hall, private entrance hall, sitting room with fireplace, kitchen, one double bedroom overlooking garden and bathroom/wc. A particular benefit is the residents' car park to the rear. The property is located close to Eastbourne's picturesque seafront, theatres and Towner gallery. Eastbourne town centre and train station are close by and Meads village is also within walking distance.







## At a Glance:

- One double bedroom hall floor flat
- Spacious accommodation
- Attractive period building
- Many original features
- Car parking space
- Close to Eastbourne town centre, seafront, theatres and Meads village
- Chain Free
- Sitting room
- Kitchen
- Bathroom/wc

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

17'3" (5.26m) x 15'3" (4.65m)

**KITCHEN**

10'6" (3.2m) x 6'5" (1.96m)

**BEDROOM**

17'1" (5.21m) x 15'3" (4.65m)

**BATHROOM**

**OUTSIDE:**

**PARKING SPACE TO THE REAR**

**LEASE:**

remainder of 999 year Lease (Share of Freehold)

**MAINTENANCE:**

£130.00 per month

**GROUND RENT:**

n/a

**SINKING FUND:**

£6,392.79

**PETS:**

not allowed

**SUB-LETTING:**

allowed with an assured shorthold tenancy

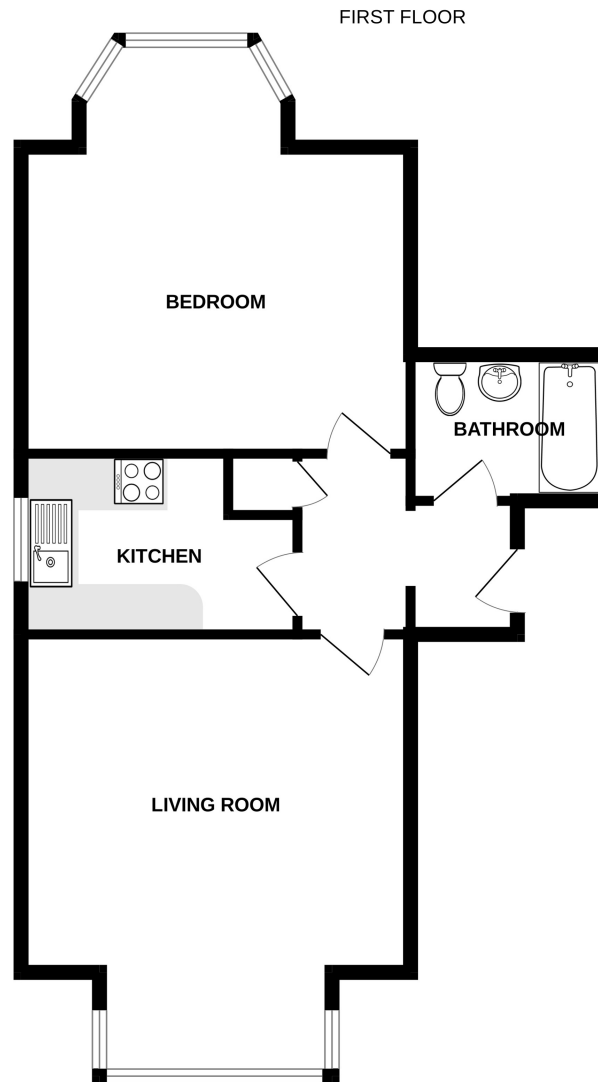
**COUNCIL TAX:**

Band 'B'

**EPC:**

'F'





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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**LS Leaper Stanbrook**

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