



**Flat 2, 57 Blackwater Road, Eastbourne, BN20 7DL**

**Price £565,000 | Share of Freehold**

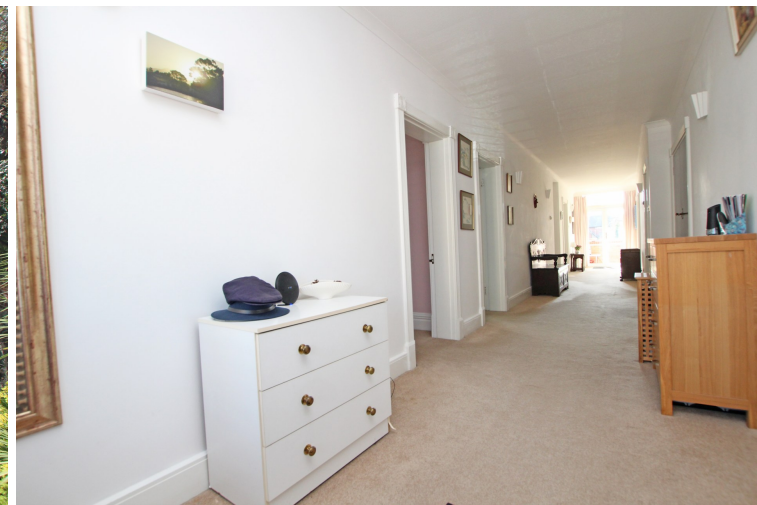
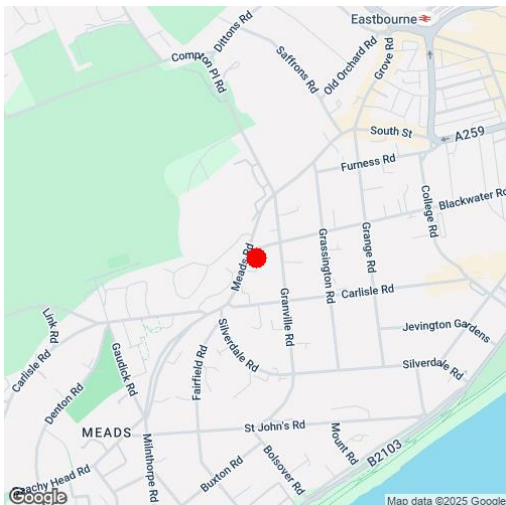
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



An exceptionally spacious three/four bedroom apartment occupying the entire first floor of this handsome period building in the sought after Lower Meads area of Eastbourne. This delightful property boasts bright and spacious accommodation throughout and is within an attractive building of just three apartments. The accommodation comprises communal entrance hall, large private entrance hall with an abundance of built in storage, south facing sitting room enjoying a dual aspect overlooking communal gardens, modern kitchen with range of matching wall and base units along with solid worktops, a range of integral appliances and breakfast bar. There are three fantastic size bedrooms, one of which is currently being used a dining room, there is a useful study which could also be used as a 4th bedroom if required. The property has the benefit of two bathrooms in addition to a separate wc. There is a sun balcony located off the hall and the building is set within well kept south facing communal gardens. This apartment has the convenience of a large basement area for storage and there is a larger than average garage located in a block. Added benefits include gas central heating, fitted window blinds and shutters, a share of the freehold, remainder of a 999 year lease and is being sold to the market chain free. The property is located in the popular Lower Meads area of Eastbourne just a short walk to Eastbourne town centre, train station, seafront, theatres, Saffrons sports ground and Meads village is also within close proximity.







## At a Glance:

- Spacious three/four bedroom first floor flat
- Sitting room
- Modern kitchen
- Two bathrooms plus a separate wc
- Sun balcony
- South facing communal gardens
- Larger than average garage
- Large basement area for storage
- Study/4th bedroom
- Chain free

## Accommodation:

COMMUNAL ENTRANCE HALL

SPACIOUS RECEPTION HALL

SITTING ROOM

18'7" (5.66m) x 18'2" (5.54m)

KITCHEN

14'4" (4.37m) x 10'9" (3.28m)

BEDROOM 1

19'9" (6.02m) x 12'2" (3.71m)

BEDROOM 2

16'5" (5m) x 16'2" (4.93m)

BEDROOM 3

14'9" (4.5m) x 14'7" (4.45m)

STUDY/BEDROOM 4

14'6" (4.42m) x 8'0" (2.44m)

BATHROOM

SECOND BATHROOM

WC

BALCONY

OUTSIDE:

COMMUNAL GARDENS

BASEMENT ROOMS

GARAGE

LEASE:

Remainder of 999 years. Share of Freehold.

MAINTENANCE:

A third share as and when required.

PETS:

with permission.

LETTING:

Allowed.

COUNCIL TAX:

Band "D"

EPC:

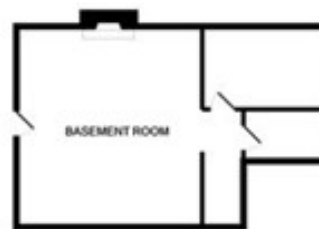
"D"

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





GROUND FLOOR



BASEMENT LEVEL (OUTSIDE ENTRANCE)



DETACHED GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for 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 Mapquest 02/03

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  
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