



Merlswood, Meads Road, Eastbourne, BN20 7ES

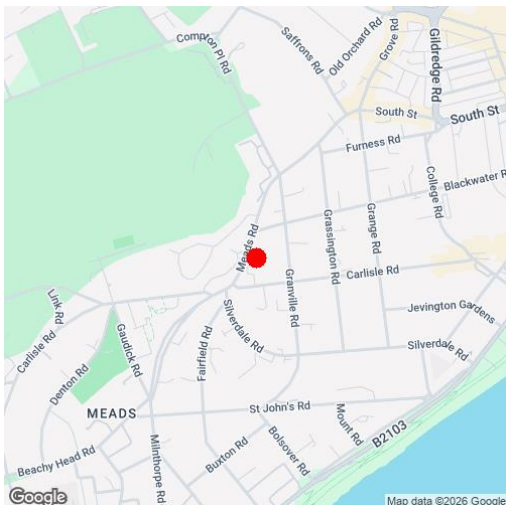
Price £275,000 | Leasehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful two double bedroom flat located on the first floor of this well maintained purpose block flat within the desirable Lower Meads area of Eastbourne within easy reach of Eastbourne town centre, train station, Meads village and picturesque seafront. This wonderful flat is offered to the market chain free and enjoys bright and spacious accommodation throughout comprising communal entrance hall, large private entrance hall, sitting/dining room with door opening to an excellent size balcony, kitchen with range of matching wall and base units, two great size double bedrooms, bathroom plus separate wc. Merlswood is set within well kept communal grounds and the property has the convenience of a garage located in a block. Additional benefits include double glazing and gas central heating.





At a Glance:

- Well presented two double bedroom first floor flat
- Popular Lower Meads location
- Spacious sitting/dining room
- Balcony
- Kitchen
- Bathroom and separate wc
- Large entrance hall
- Close to Town centre and Meads village
- Chain Free
- Garage and well kept communal gardens

Accommodation:

LARGE PRIVATE ENTRANCE HALL

SITTING/DINING ROOM
17'11" (5.46m) x 13'8" (4.17m)

BALCONY

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

BEDROOM 1
13'0" (3.96m) x 12'0" (3.66m)

BEDROOM 2
12'10" (3.91m) x 9'11" (3.02m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

STORE CUPBOARD

GARAGE
with electric door.

COMMUNAL GARDENS

LEASE:
999 years from 1970

MAINTENANCE:
Approximately £2,500 per annum.

GROUND RENT:
£50 per annum.

SUB-LETTING:
Allowed.

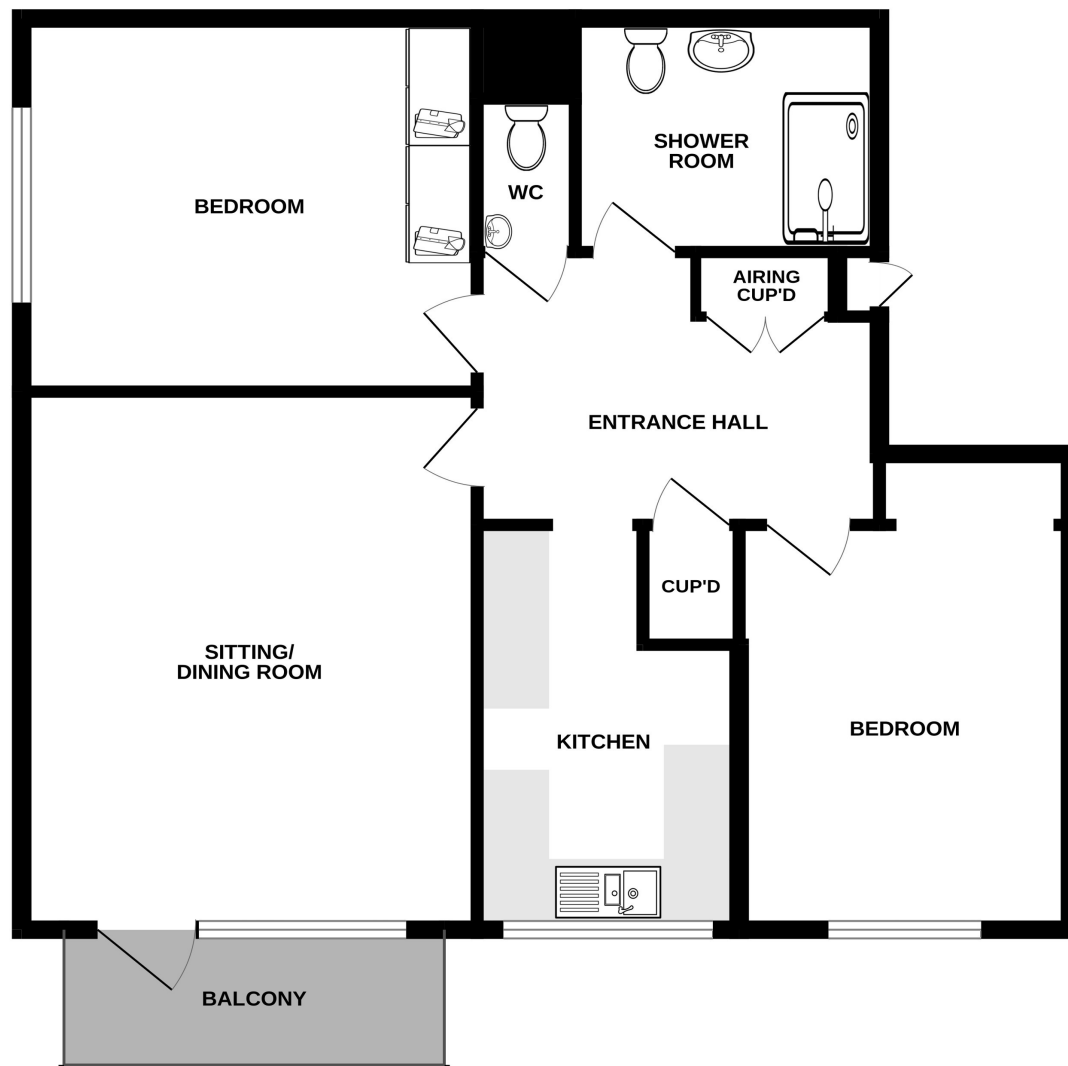
PETS:
with permission.

COUNCIL TAX:
Band "D"

EPC:
T.B.C.



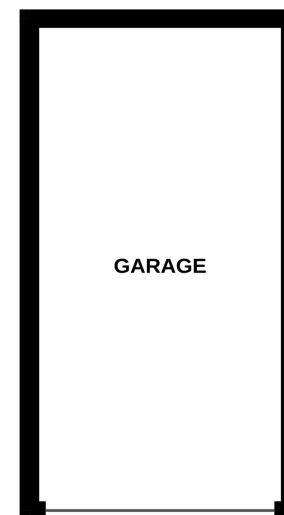
1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



STORE ROOM



GARAGE
124 sq.ft. (11.5 sq.m.) approx.



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.

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