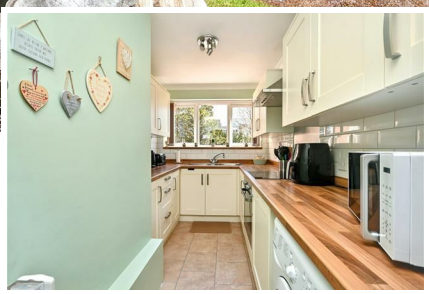
TOWN FLATS

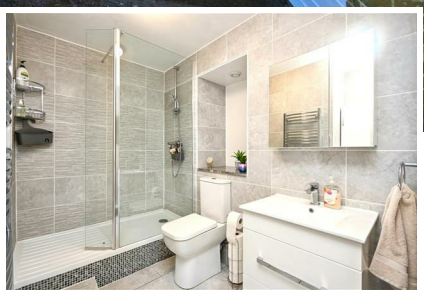
01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£299,950





2 Merlswood, 33 Meads Road, Eastbourne, BN20 7ES

An immaculate and beautifully presented two bedroom ground floor flat that forms part of a highly sought after purpose built block in the desirable Meads area. The property offers bright and spacious accommodation throughout, including a modern fitted kitchen, a contemporary shower room with WC and an additional separate WC. Both bedrooms are generous doubles with built-in wardrobes, while the dual aspect lounge/dining room provides an excellent living space with access to a private balcony. Further benefits include gas central heating, double glazing an integral garage and an additional underbuilding storage cupboard. Offered with a share of freehold, this superb home is ideally located close to Meads Village, Eastbourne town centre and the seafront, making it a perfect choice for those seeking convenience, comfort and coastal living.

www.town-property.com info@townflats.com

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33 Meads Road,
Eastbourne, BN20 7ES

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Main Features

- Purpose Built Flat
- Ground Floor
- 2 Double Bedrooms
- Cloakroom
- Kitchen
- Lounge
- Balcony
- Shower Room/WC
- Garage
- Double Glazing & Gas Central Heating Throughout

Entrance
Communal entrance with security entryphone system. Ground floor private entrance door to-

Hallway
Radiator. Cupboard and further double cupboard.

Cloakroom
Low level WC. Wash hand basin.

Kitchen
12'8 x 6'9 (3.86m x 2.06m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Part tiled walls. Double glazed window to rear aspect.

Lounge
16'10 x 13'9 (5.13m x 4.19m)
Two radiators. Dual aspect with double glazed windows to rear and side aspects. Double glazed door to-

Balcony
10'7 x 4'6 (3.23m x 1.37m)

Bedroom 1
13'4 x 10'11 (4.06m x 3.33m)
Radiator. Built in wardrobe. Double glazed window to side aspect.

Bedroom 2
12'10 x 10'11 (3.91m x 3.33m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan.

Outside
The flat has a lock-up garage with an up and over door, storage cupboard and wonderfully maintained communal gardens.

COUNCIL TAX BAND = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £50 per annum.
Maintenance: £2266.64 per annum, includes sinking fund contribution.
Lease: 999 years from 1970. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.