2 Boyne House
55 Blackwater Road
Eastbourne, BN20 7DL

Leasehold - Share of Freehold

£385,000

2 Bedroom | 1 Reception | 1 Bathroom

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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.

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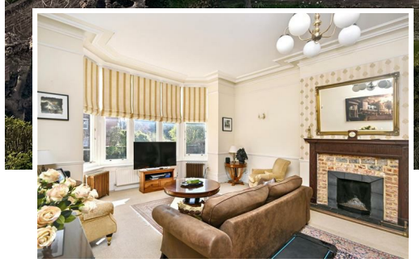
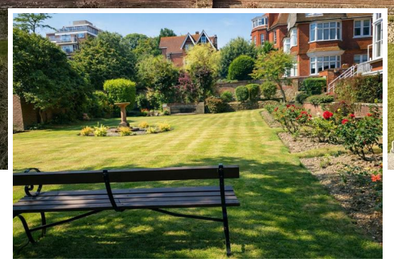
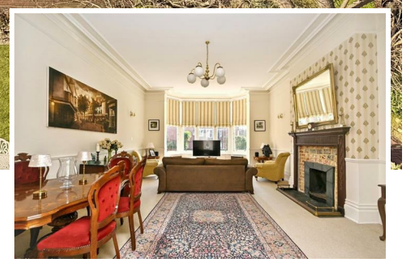

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A magnificent hall floor mansion style apartment, offering exceptionally spacious accommodation and a wealth of beautifully preserved period features throughout. Set within an impressive Edwardian residence, the property boasts high ceilings, feature fireplaces and elegant proportions, with a stunning 24ft reception room enjoying a southerly aspect and bay window overlooking the gardens. The accommodation further comprises two generous double bedrooms, including a remarkable dual aspect principal bedroom with two bay windows, alongside a well appointed kitchen and a spacious bath/shower room, all combining to create a home of notable character and grandeur. Occupying a prime position in the highly desirable Lower Meads area of Eastbourne, the apartment benefits from glorious views over beautifully maintained, park like communal gardens. Further advantages include a share of freehold, gas central heating and NO ONWARD CHAIN. This impressive home offers a rare opportunity to acquire a property of significant charm and scale, perfectly suited for those seeking elegant living in a tranquil yet convenient location for the mainline railway station, Eastbourne's theatre district, art galleries and the vibrant town centre. The picturesque seafront is also close by.

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Main Features

- Magnificent Hall Floor Apartment Within An Impressive Edwardian Residence
- Exceptionally Spacious Accommodation With Elegant Proportions Throughout
- Stunning 24ft Southerly Facing Bay Windowed Lounge/Dining Room Overlooking Park-Like Gardens
- 2 Generous Double Bedrooms
- Well Appointed Kitchen
- Spacious Fully Tiled Bath & Shower Room/WC
- Beautifully Maintained Park-Like Communal Gardens
- Gas Central Heating & Share Of The Freehold
- Period Features & High Ceilings
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Hall floor private entrance door to -

Spacious Hallway
Concealed Radiator. Entryphone handset. Cloaks cupboard. Further storage cupboard and utility cupboard with plumbing and space for washing machine. Wall mounted gas boiler. Corniced ceiling. Picture rail.

Spacious Bay Windowed Lounge/Dining Room
24'11 x 15'8 (7.59m x 4.78m)
Exposed brick feature fireplace with slate tiled hearth and ornate surround. Corniced ceiling. Picture rail. Dado rail. Radiator and 2 cast iron radiators. Wall lights. Southerly facing bay window overlooking the beautiful park-like communal gardens.

Modern Fitted Kitchen/Breakfast Room
12'6 x 9'2 (3.81m x 2.79m)
Range of fitted bespoke style shaker wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset four ring gas hob with oven under and stainless steel splashback. Extractor cooker hood. Breakfast bar. Integrated fridge/freezer. Cast iron radiator. Inset spotlights. Concealed lighting. Hardwood flooring. Window.

Double Aspect Bay Windowed Bedroom 1
18'10 x 16'4 (5.74m x 4.98m)
Cast iron radiator. Feature fireplace with tiled hearth and ornate surround. Corniced ceiling. Picture rail. Built-in wardrobe/cupboards. Elevated Southerly facing bay window overlooking the beautiful park-like communal gardens. Further large bay window.

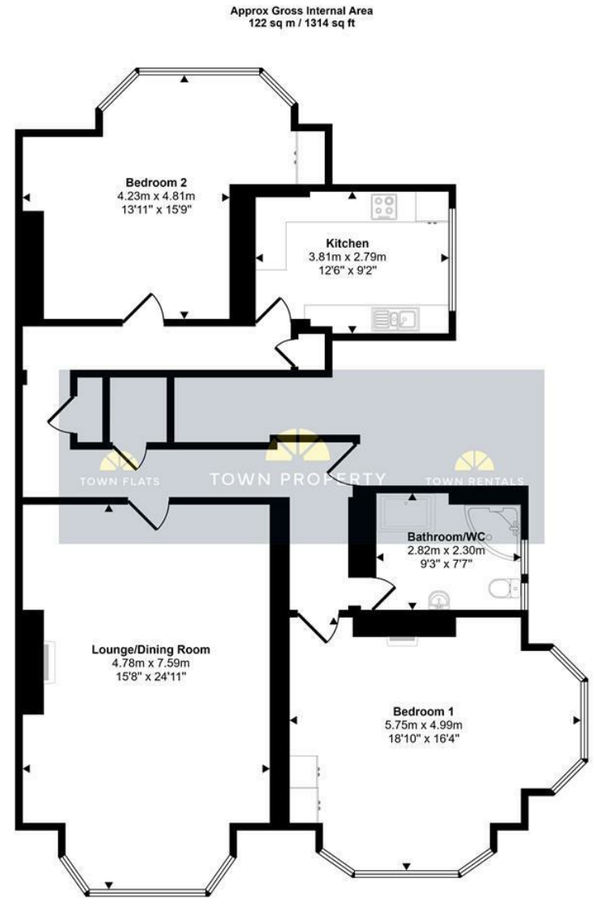
Bay Windowed Bedroom 2
15'9 x 13'11 (4.80m x 4.24m)
2 cast iron radiators. Built-in wardrobe/cupboard. Feature fireplace with tiled hearth and ornate surround. Corniced ceiling. Picture rail. Large bay window.

Spacious Bath & Shower Room/WC
Suite comprising corner bath with mixertap and shower attachment. Large walk-in shower cubicle with wall mounted shower . Low level WC. Pedestal wash hand basin. Fully tiled walls. Tiled floor. Inset spotlights. Extractor fan. Wall mounted Dimplex heater. Chrome heated towel rail. Radiator. Frosted window.

Outside
Beautifully maintained & extensive 'park-like' lawned communal gardens with well stocked flower beds, mature shrubs, trees and seating areas.

EPC = D

Council Tax Band = C



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: N/A
Maintenance: £1250 paid half yearly
Lease: 125 years from 2024. We have been advised of the lease term, we have not seen the lease

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.