



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

 2 Bedroom  1 Reception  1 Bathroom

## £199,950



### Flat 3, 2 Meads Street, Eastbourne, BN20 7QT

A spacious 2 bedroom converted apartment situated on the top floor of this attractive residence. Enviably located on Meads high street with its local shops and eateries the flat benefits from security entryphone system, spacious lounge, fitted kitchen/breakfast room, large bathroom/WC, part double glazing and gas central heating. The flat has a share of the freehold, is being sold CHAIN FREE and is within comfortable walking distance of the seafront. An internal inspection comes highly recommended.

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Eastbourne, BN20 7QT

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## Main Features

- Spacious Meads Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Gas Central Heating
- Share Of The Freehold
- Ideally Located For Local Shops, Restaurants & Meads Seafront
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to internal staircase to -

## 2nd Floor Landing

Radiator. Skylight.

## Lounge (Currently Used As Bedroom)

14'4 x 13'3 (4.37m x 4.04m )

Radiator. Dado rail. Double glazed window.

## Fitted Kitchen/Breakfast Room

12'7 x 11'11 (3.84m x 3.63m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Space for upright fridge/freezer. Integrated washing machine & dishwasher. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window with window seat.

## Bedroom 1

13'3 x 10'0 (4.04m x 3.05m)

Radiator. Sash window to front aspect.

## Bedroom 2

13'5 x 8'2 (4.09m x 2.49m )

Radiator. Sash window to front aspect.

## Spacious Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

EPC = C

Council Tax Band = B

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: £250 per quarter**

**Lease: 125 years from 1990. 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.