

Flat 2, 21 Baslow Road,  
Eastbourne, BN20 7UL

Leasehold - Share of Freehold

£325,000



2 Bedroom 1 Reception 1 Bathroom

TOWN FLATS

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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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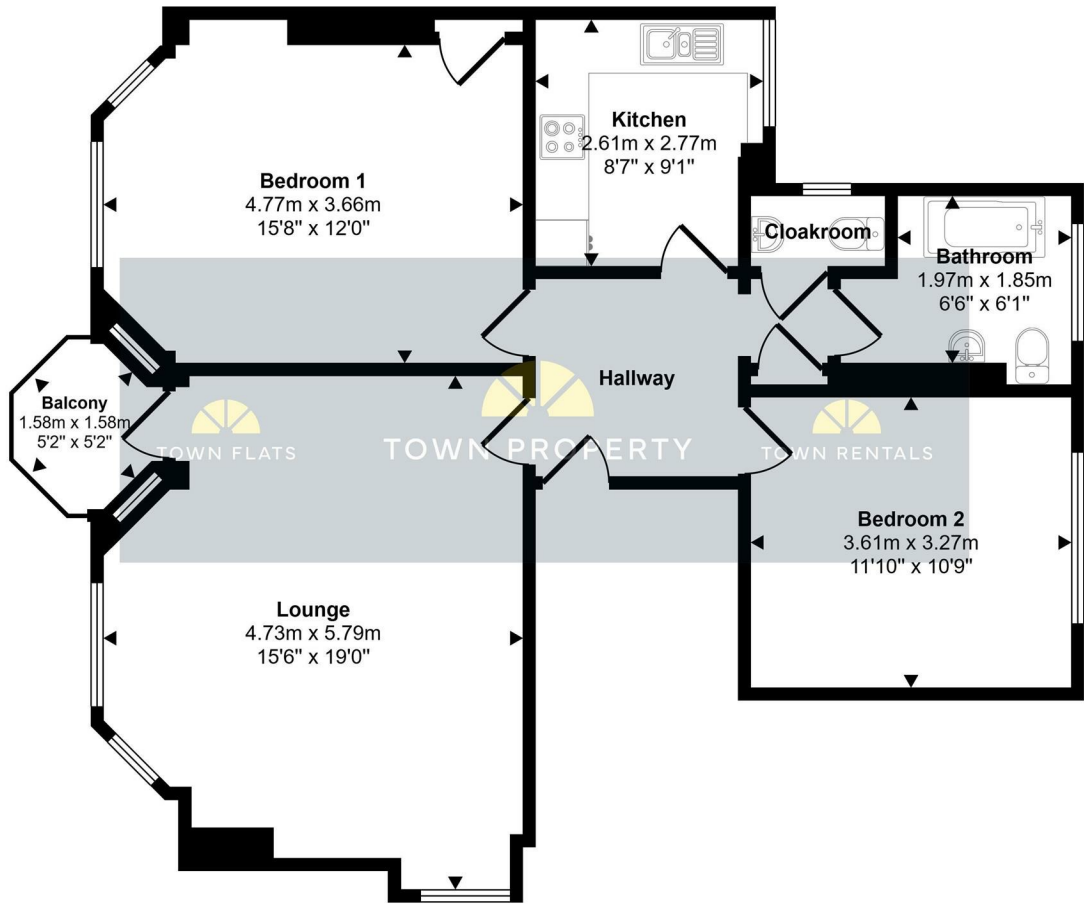
A beautifully presented two bedroom ground floor apartment, enviably positioned in the highly sought after Meads area, enjoying an elevated setting with wonderful far reaching views across Eastbourne and out to sea. The property has been significantly improved by the current owner and is offered to the market CHAIN FREE with the benefit of a share of freehold. The accommodation is bright and spacious throughout, featuring a welcoming entrance hall, generous sitting room with a bay window to the rear elevation and access to a private south facing sun balcony, the perfect spot to soak up the stunning sea views and alfresco dining. The stylish, contemporary kitchen has been recently refitted and includes a range of modern units, ample work surfaces and a selection of integral appliances. Both double bedrooms are well proportioned with the principle bedroom having a bay window and sea view, while the property also offers a refitted bathroom and the convenience of a separate WC. With Meads village and the seafront just a short stroll away and Eastbourne town centre with its excellent shopping and mainline train station within easy reach, this superb apartment presents an ideal opportunity for those seeking a beautifully modernised home in one of Eastbourne's most desirable locations.

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|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main Features                                                          | Entrance<br>Communal entrance. Ground floor private entrance door to -                                                                                                                                                                                                                                                                   |
| • Stunning Two Bedroom Ground Floor Apartment                          | Hallway<br>Large storage cupboard.                                                                                                                                                                                                                                                                                                       |
| • Elevated Meads Position with SEA VIEWS                               | Sitting Room<br>19'0 x 15'6 (5.79m x 4.72m )<br>2 radiators. Double glazed Sash bay window to the rear aspect with sea views. Single glazed frosted & lead lined window to side aspect. Double glazed door to -                                                                                                                          |
| • Undergone Much Improvement                                           | Sun Balcony<br>5'2 x 5'2 (1.57m x 1.57m )<br>With stunning views towards the sea.                                                                                                                                                                                                                                                        |
| • Contemporary Modern Kitchen with Integral Appliances                 | Fitted Kitchen<br>9'1 x 8'7 (2.77m x 2.62m )<br>Range of fitted wall and base units with under unit lighting. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Double glazed Sash window to front aspect. |
| • Successful Air B and B, Generated £10,500 within Four Months in 2025 | Bedroom 1<br>15'8 x 12'0 (4.78m x 3.66m )<br>Radiator. Built-in wardrobe. Double glazed Sash bay window to the rear aspect with sea views.                                                                                                                                                                                               |
| • Private South Facing Sun Balcony                                     | Bedroom 2<br>11'10 x 10'9 (3.61m x 3.28m )<br>Radiator. Built-in wardrobe. Double glazed Sash bay window to front aspect.                                                                                                                                                                                                                |
| • Spacious Sitting Room                                                | Modern Bathroom/WC<br>Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Frosted double glazed windows to front aspect.                                                                                                                                                                           |
| • Double Bay Windows to Rear Elevation                                 | Cloakroom<br>Low level WC with hidden cistern. Wash hand basin set in vanity unit. Heated towel rail. Double glazed Sash window to side aspect.                                                                                                                                                                                          |
| • Share of Freehold                                                    | EPC = C                                                                                                                                                                                                                                                                                                                                  |
| • CHAIN FREE                                                           | Council Tax Band = B                                                                                                                                                                                                                                                                                                                     |



Floorplan

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: £150 per calendar month  
Lease: 999 years from 2021. We have been advised of the lease term, we have not seen the lease

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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.