



**Flat 4 Littlecote, 41A Blackwater Road,
Eastbourne, BN20 7DG
£225,000**

Rager & Roberts

A purpose built first floor apartment located within the popular lower Meads affording no onward chain.

entrance hall • cloakroom • spacious sitting/dining room • fitted kitchen • 2 bedrooms • bathroom • gas central heating • double glazing • allocated parking

TOWN CENTRE OFFICE

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Eastbourne BN21 4QH
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Fax: 01323 430144

OLD TOWN OFFICE

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Tel: 01323 419911
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ALFRISTON

1 North Street
Alfriston BN26 5UG
Tel: 01323 871171
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

A purpose built first floor apartment located within the popular lower Meads affording no onward chain. A particular feature of the property is the spacious 20'2" x 12'7" sitting/dining room with double doors opening on to a south facing Juliet style balcony which overlooks an attractive communal rear garden.

Location

Blackwater Road is as conveniently and enviably located within the highly sought after residential area of lower Meads and is well placed for the amenities of the town centre and Eastbourne seafront. There are main line railway services from Eastbourne to London Victoria and Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

Approached from

Communal Entrance Hall with staircase leading to First Floor

Reception Hall with built in cupboards, airing cupboard with pre-lagged hot water cylinder, radiator.

Cloakroom with wash basin, low level wc, radiator.

Sitting/Dining Room 20'2" x 12'7" (6.15m x 3.84m) with 2 radiators, doors opening on to Juliet style balcony.

Kitchen/Breakfast Room 12'8" x 7'8" (3.86m x 2.34m) with working surfaces with cupboards and drawers under and matching cabinets above, 1.5 bowl inset ceramic sink unit with mixer tap, 4 ring gas Hotpoint hob with electric oven under and filter hood over, plumbing for washing machine, breakfast bar, wall mounted Prima gas boiler.

Bedroom 1 12'10" x 10'4" (3.9m x 3.15m) with radiator, built in wardrobes, dual aspect.

Bedroom 2 10'4" x 8' (3.15m x 2.44m) with radiator, range of built in wardrobes.

Bathroom with panelled bath with mixer tap and Mira shower over, wash basin with mixer tap, low level wc, single radiator.

Outside

The property has the use of the communal gardens which are southerly in aspect and are mainly laid to lawn with shrub borders.

Parking

There is an allocated parking space.

Tenure

Leasehold

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.