



**Flat 7, Merlwood, Meads Road,
Eastbourne, East Sussex, BN20 7ES
£275,000**

Rager & Roberts



Flat 7, Merlswood, Meads Road, Eastbourne, East Sussex, BN20 7ES

An immaculately presented apartment affording well proportioned accommodation situated within the popular Meads.

entrance hall • cloakroom • sitting/dining room • modern kitchen
2 double bedrooms • modern bathroom • balcony • double glazing • gas fired central heating • garage • no onward chain

Description

An immaculately presented apartment affording well proportioned accommodation situated within the popular Meads. The property is considered to be in excellent decorative order and benefits from a delightful spacious sitting/dining room with dual aspect with direct access onto a secluded south facing balcony. There are 2 double bedrooms and a Jack and Jill bathroom. Available with no onward chain a viewing is strongly recommended.

Location

Enviably located within the popular Meads the property is conveniently located for shopping facilities in nearby Meads village whilst Eastbourne town centre offers further shopping facilities and amenities which include the recently constructed Beacon shopping centre and main line railway station with services to London Victoria and Gatwick. Eastbourne has 3 principal golf courses and one of the largest sailing marinas along the south coast.

Approached from communal staircase and lift to first floor with front door to

Entrance Hall with radiator, 2 built in cupboards.

Cloakroom with low level wc, wall mounted wash basin with mixer tap.

Sitting/Dining Room 17'3"x14' (5.26mx4.27m) with double aspect, 2 radiators, door to

Balcony with southerly aspect.

Kitchen 13'x7' (3.96mx2.13m) with working surfaces with drawers and cupboards below and matching cabinets over, one and a half bowl inset sink unit with mixer tap, 4 ring gas hob with Indesit electric oven under with extractor fan above, space for washing machine and slimline dishwasher, radiator.

Bedroom 1 13'7"x11' (4.14mx3.35m) with southerly aspect, large walk in wardrobe, radiator.

Bedroom 2 12'10"x11'2" (3.9mx3.4m) with built in wardrobe, radiator.

Jack and Jill Bathroom with panelled bath with mixer tap and shower over, wash basin inset into vanity unit with cupboards and drawers under and mixer tap over, low level wc, heated towel rail.

Storage Cupboard No 7

Outside The property is surrounded by communal gardens.

Garage No 3 18'x8' (5.49mx2.44m) maximum with up and over door.

Tenure Leasehold with a share of the Freehold

Maintenance £1,788.00 per annum

Ground Rent £50.00 per annum

Lease 999 years from 1970

TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH
Tel: 01323 430133
Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
Eastbourne BN21 1RS
Tel: 01323 419911
Fax: 01323 641941

ALFRISTON

1 North Street
Alfriston BN26 5UG
Tel: 01323 871171
Fax: 01323 430144

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(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	



TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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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.