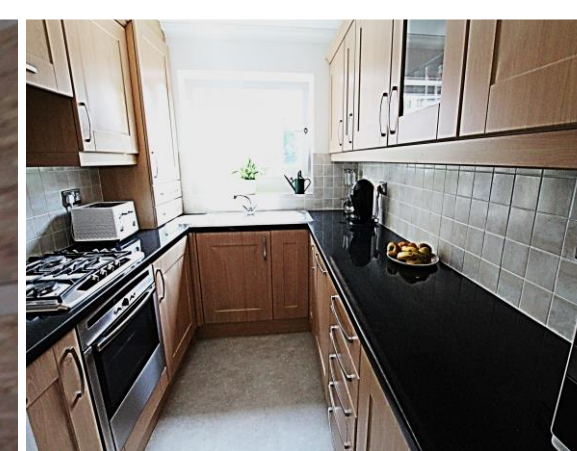




**Flat 5, Fulbourne House,
56 Blackwater Road, Eastbourne, BN20 7DN
£319,000**

Rager & Roberts



Flat 5, Fulbourne House, 56 Blackwater Road, Eastbourne, BN20 7DN

An immaculately presented and substantially improved 3 bedroom purpose built apartment with southerly balcony in this sought after area of Lower Meads.

communal entrance lobby • passenger lift • 17' sitting/dining room • kitchen
3 double bedrooms • bathroom/wc • separate wc • southerly balcony • gas fired central heating • garage

Description

An immaculately presented and substantially improved 3 bedroom purpose built apartment with southerly balcony in this sought after area of Lower Meads. The property has been improved by the present owners and has recently been redecorated and recarpeted. The generous accommodation features 17' x 13' sitting/dining room as well as 3 large double bedrooms and a good size southerly balcony. The apartment also has the benefit of a garage. Apartments of this size and condition are rarely available and an early appointment to view is strongly recommended.

Location

Blackwater Road forms part of the highly sought after residential area of Lower Meads. Eastbourne's town centre with its range of amenities is easily accessible and from Eastbourne there are mainline rail services to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses with the Royal Eastbourne Golf Course being the nearest. To the west of the property lies the scenic South Downs National Park which offers wonderful recreational opportunity.

Communal entrance door with entryphone system.

Entrance lobby Passenger lift and stairs rise to the second floor landing.

Private front door to

Reception Hall 22' (6.7m) with entryphone system, delivery cupboards, deep store cupboard with radiator.

Sitting Room 17'5" x 13'4" (5.3m x 4.06m) and securing a southerly aspect, handsome fire surround with fitted electric fire, radiator, double glazed patio doors to southerly balcony which secures a high degree of available sunshine.

Kitchen 10' x 7'1" (3.05m x 2.16m) and fitted with a range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, one and a half bowl sink unit with mixer tap, range of integrated appliances include the electric fan oven with gas hob and filter hood over, dishwasher and washing machine, fridge freezer. Concealed wall mounted gas fired boiler, recessed downlights.

Bedroom 1 13'5" x 13' (4.1m x 3.96m) with southerly aspect, radiator.

Bedroom 2 13' x 10'6" (3.96m x 3.2m) including the depth of the extensive range of fitted wardrobe cupboards and bedroom furniture, radiator.

Bedroom 3 12' x 11' (3.66m x 3.35m) radiator.

Bathroom with white suite comprising panelled bath with wall mounted shower fittings over, wash basin, wc, heated towel rail, recessed downlights, radiator.

Separate wc with wash basin and radiator.

Outside

There are attractively maintained gardens and grounds provided for the enjoyment of the residents.

Garage with automatic up and over door.

The entrance drive affords visitors' parking spaces.

Tenure

Share of Freehold

Rager & Roberts declare a personal interest in the sale of the property.

TOWN CENTRE OFFICE

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OLD TOWN OFFICE


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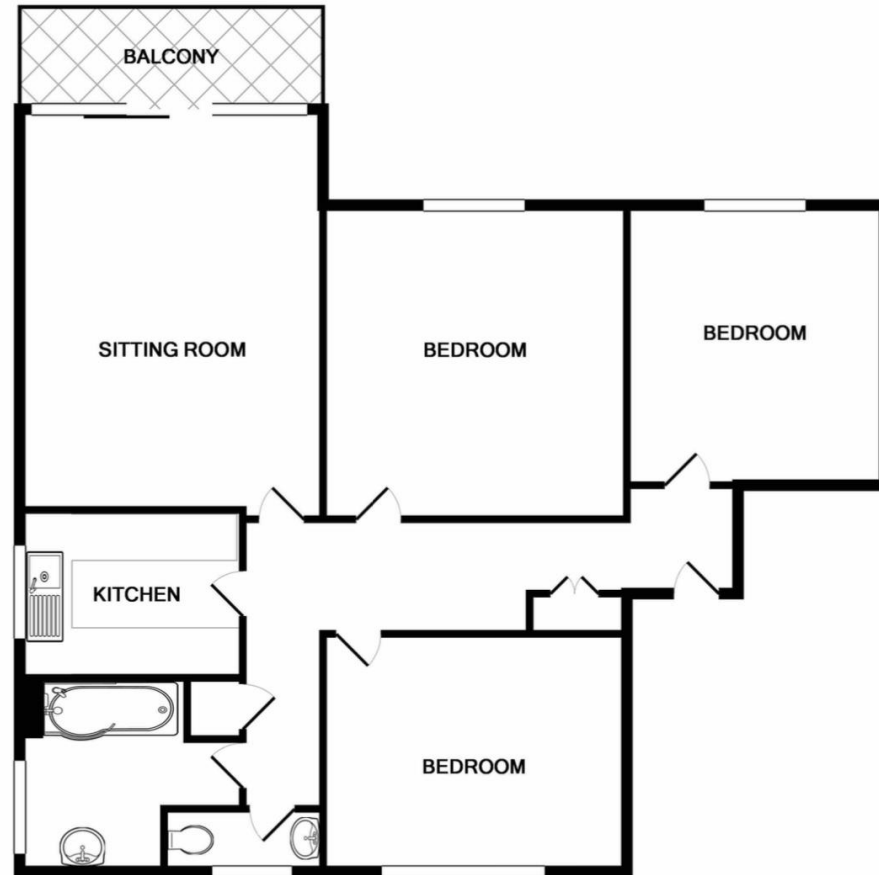
ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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	



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.