



**Flat 2B, 7 Milnthorpe Road, Meads,  
Eastbourne, BN20 7NS  
£163,000**

**Rager & Roberts**

## A well presented and much improved apartment situated on the first floor of this fine Edwardian style property.

communal entrance • private entrance hall • sitting/dining room • kitchen • 2 inner halls • double bedroom • bathroom/wc

### 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

**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

### Description

A well presented and much improved apartment situated on the first floor of this fine Edwardian style property. The light and bright decor is particularly appealing and the sitting room affords an open aspect. Both the kitchen and bathroom have been refitted in recent years. An early appointment to view is strongly recommended.

### Location

The apartment occupies a prominent position on one of Meads' finest tree lined avenues within walking distance of the seafront and Meads Village with its local shopping facility, restaurant and 2 public houses. There is a bus stop in Milnthorpe Road with a service connecting to the town centre with its main line railway station and principal shopping thoroughfare.

Steps leading up to the communal entrance with security entry phone and access to the communal hallway. Private front door to

**Entrance Hall** with security entry phone.

Doorway to the

**Inner Lobby** 7'10" x 4'5" (2.4m x 1.35m) with access to

**Sitting/Dining Room** 18' x 9'10" (5.49m x 3m) affords a pleasant open aspect.

**Kitchen** 9'10" x 5'10" (3m x 1.78m) with a range of fitted units comprising single drainer sink unit with cupboard below, working surfaces with drawers and cupboards below and fitted wine rack, matching wall mounted cupboards, fitted ceramic hob with filter hood over and oven below, plumbing for washing machine.

**Second Inner Lobby** 6' x 3'10" (1.83m x 1.17m) with door to

**Double Bedroom** 12' x 11'6" (3.66m x 3.5m)

**Refitted Bathroom** with white suite comprising panelled spa bath with shower over, wash basin, with drawers below, wc, towel rail. Shelved linen store cupboard housing the lagged water cylinder. Under floor heating.

**Tenure** Leasehold (125 years)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
46	82
EU Directive	

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.