



14, Park Lodge 2 Blackwater Road, Eastbourne, BN21 4JE

£250,000

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Far reaching views from this spacious FOURTH FLOOR apartment, with lift service, TWO DOUBLE BEDROOMS located opposite DEVONSHIRE PARK with BALCONY, SHARE OF FREEHOLD and ALLOCATED PARKING. Now available chain free, conveniently located just to the west of the town centre within easy reach of theatres, the Towner Art Gallery and the seafront.



COMMUNAL ENTRANCE HALL

With lift and stairs to upper floors.

FOURTH FLOOR

PRIVATE ENTRANCE HALL

Security intercom, radiator, boiler cupboard, airing cupboard, storage/cloaks cupboard.

LOUNGE

17'3" x 16'6" (5.28 x 5.04)

Double aspect with double glazed windows to both the south and west, providing views over Devonshire Park to the DOWNS. Two radiators, television point, double glazed door to BALCONY.

BALCONY

With westerly aspect.

KITCHEN/BREAKFAST ROOM

12'1" x 8'10" (3.7 x 2.71)

Double glazed window to side, single drainer stainless steel sink unit, fitted with a range of wall and base mounted units with contrasting work surfaces and tiled splash-backs. Electric cooker point, plumbing point for washing machine.

BEDROOM 1

12'8" x 10'10" (3.88 x 3.32)

Double glazed window to front, radiator, fitted furniture comprising wardrobes and drawers.

BEDROOM 2

11'1" x 10'10" (3.38 x 3.32)

Double glazed window to front, radiator.

SHOWER ROOM

Double glazed window to front, shower enclosure, hand basin, low level wc, shaver point, heated towel rail, tiled walls.

CLOAKROOM

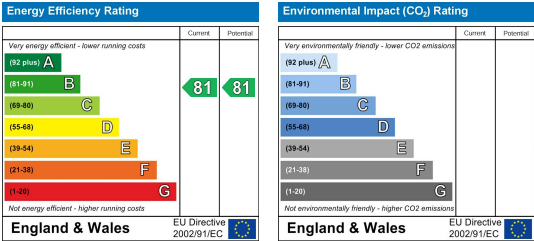
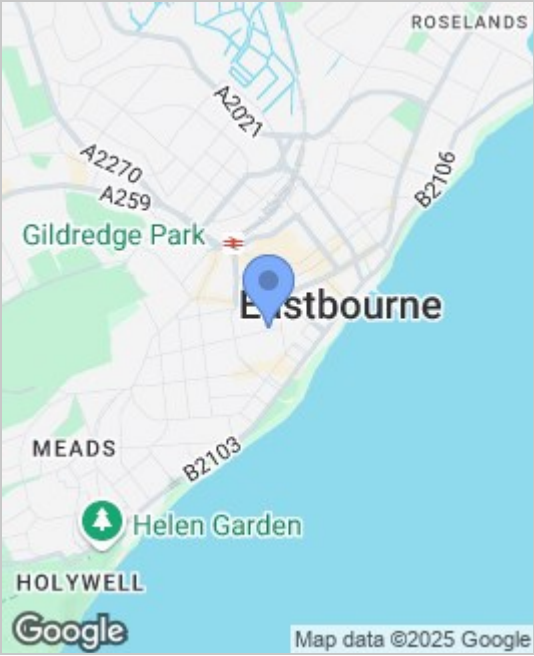
Double glazed window to front, low level wc, hand basin, tiled walls.

ALLOCATED PARKING SPACE

At the rear of the building, off Wish Road.

TENURE AND OUTGOINGS

Share of Freehold, with approximately 945 years remaining lease.
Maintenance £1630.07 twice yearly
Council Tax Band D



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