

HUNT FRAME

ESTATE AGENTS



14, Park Lodge 2 Blackwater Road, Eastbourne, BN21 4JE
£250,000



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

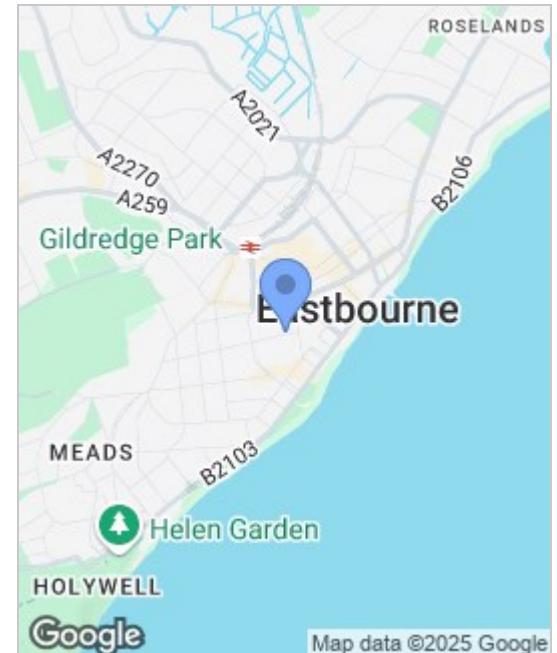
At the rear of the building, off Wish Road.

TENURE AND OUTGOINGS

Share of Freehold, with approximately 945 years remaining lease.

Maintenance £1630.07 twice yearly

Council Tax Band D



Map data ©2025 Google



TOTAL FLOOR AREA: 876 sq ft (81.4 sq.m.) APPROX.
Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should not be relied upon for the layout or dimensions of any room or area. Prospective purchasers are advised to make an inspection prior to purchase. The architect, Surveyor and solicitor have been asked to inspect and guarantee
these dimensions. Hunt Frame Ltd. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.