HUNT FRAME
ESTATE AGENTS

6 Bolsover Court 19 Bolsover Road, Eastbourne, BN20 7JG

£350,000

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CHAIN FREE. A SUPERB MEADS APARTMENT, SEAFRONT LOCATION with FINE SEA VIEWS with accommodation consisting of a SPACIOUS BAY FRONTED RECEPTION, LARGE KITCHEN/BREAKFAST ROOM, THREE DOUBLE BEDROOMS and both a SEPARATE SHOWER ROOM & BATHROOM. Of IMPRESSIVE PROPORTIONS and part of a handsome period building which has a wonderful covered entrance lobby with stairs rising to the SECOND FLOOR. In addition there are extensive communal lawned gardens which provide a wonderful seafront setting. An early appointment to view is strongly recommended to appreciate this rare opportunity.

Overlooking Meads seafront with lawned gardens sweeping down towards the sea. The excellent shopping facilities of Meads village are accessible with the town centre offering a wide range of facilities. Eastbourne boasts a range of cultural and sporting amenities and there are mainline rail services to London Victoria and to Gatwick.

GRAND VICTORIAN LOBBY

RECEPTION HALL
Enjoying a range of built in shelved storage cupboards, an airing cupboard , two radiators.

CLOAKROOM
Low level Wc with a wash basin, window to the side aspect.

SITTING/DINING ROOM
19'6 x 16'7 (5.94m x 5.05m)
Spacious reception room which enjoys a large bay window which affords fine distant sea views, oak fire surround with fitted electric fire, two radiators.

KITCHEN/BREAKFAST ROOM
14'1 x 12'0 (4.29m x 3.66m)
Benefiting from a double aspect with views toward the sea and South Downs, the kitchen is equipped with an extensive range of working surfaces with floor standing and wall mounted cupboards, inset double bowl sink unit with mixer tap, range of integrated appliances to include a low level refrigerator and freezer and integrated dishwasher, electric fan oven with gas hob, radiator, space for a breakfast table.

BEDROOM 1
12'8 x 10'11 (3.86m x 3.33m)
Fine sea views, built in wardrobe cupboards, radiator.

BEDROOM 2
14'4 x 11'3 (4.37m x 3.43m)
Built in fireplace, wash hand basin with storage cupboards below, radiator.

BEDROOM 3
19'3 x 8'8 (5.87m x 2.64m)
Having a fine westerly aspect towards the South Downs, fire place and radiator.

BATH/SHOWER ROOM
9'9 x 7'11 (2.97m x 2.41m)
Accessed via a designated laundry area with space and plumbing for a washing machine, the bathroom has a large shower unit with wall mounted fittings, a separate panelled bath with mixer tap, a wash hand basin and concealed wall mounted gas fired boiler.

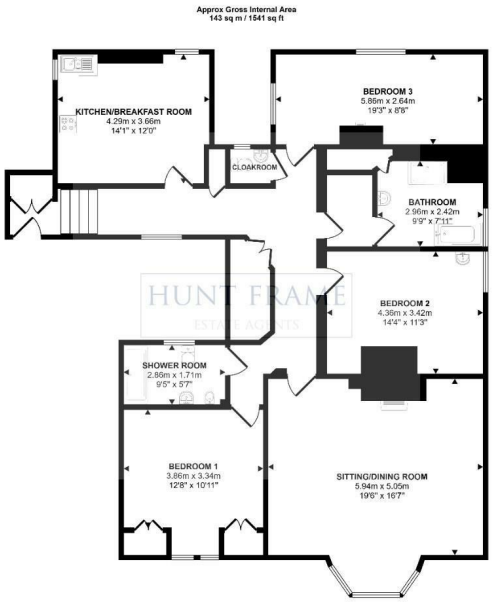
SECOND SHOWER ROOM
Refitted and comprising of a large enclosed shower unit, a wash hand basin, bidet, low level WC and radiator.

OUTSIDE
Bolsover Court sits within attractively well maintained gardens and grounds which provide an impressive setting. There is private gated access for the residents to the principal area of secluded lawned garden which faces toward the seafront and there are further communal areas which are attractively stocked with a variety of shrubs and flowering plants.

PARKING
Off road parking. Unallocated parking facility for residents on a first come first serve basis.

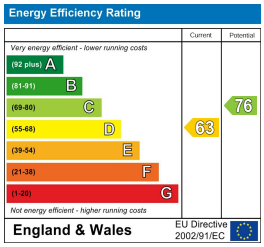
OUTGOINGS
LEASE: SHARE OF THE FREEHOLD 999 YEARS FROM 29/09/1977 - 950 YEARS REMAINING
MAINTENANCE: £2834 PA - PAID HALF YEARLY
COUNCIL TAX BAND: C

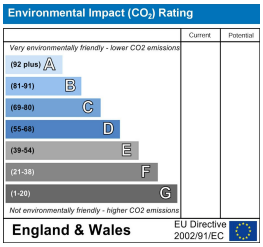
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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