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**Taylor Engley**



**Flat 8, The Lodge Blackwater Road, Lower Meads, Eastbourne, East Sussex, BN21 4JF**  
**Chain Free £242,500 Leasehold**

Taylor Engley are delighted to offer to the market this spacious **TWO BEDROOM SECOND FLOOR APARTMENT** situated to the west of Eastbourne's town centre. This was formerly a **THREE BEDROOM** flat, but the third bedroom was converted and is now used as a dining room. Available chain free, this purpose built apartment formerly a three bedroom apartment now has a separate dining area complimenting a spacious living room with access to a westerly balcony. The property is tastefully decorated throughout and benefits from double glazing and central heating. There is an area of communal gardens and is offered with the remainder of a 999 year lease, chain free.



**The property is ideally situated to the south west of Eastbourne's town centre. It is located opposite Devonshire Park tennis centre and close to the Eastbourne theatres. Shopping facilities and mainline railway station is situated within Eastbourne's town centre.**

**\* SPACIOUS SECOND FLOOR APARTMENT \* TWO BEDROOMS (FORMERLY THREE) \* LIVING/DINING ROOM \* WESTERLY BALCONY \* SEPARATE KITCHEN \* BATHROOM/WC AND CLOAKROOM/W.C \* REMAINDER OF A 999 YEAR LEASE \* CHAIN FREE \* INTERNAL INSPECTION HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Communal front door opening to:

### COMMUNAL ENTRANCE HALL

With security entry phone system, lift and stairs to all floors

### SECOND FLOOR LANDING

With internal door to:

### HALLWAY

Security entry phone receiver, telephone point, store cupboard, radiator.

### CLOAKROOM/WC

With a coloured suite comprising low level wc, vanity hand wash basin, half tiled walls, heated towel rail, obscure window to side.

### LIVING ROOM

20'0 x 12'4 (6.10m x 3.76m )

With upvc windows and doors with a westerly aspect opening to balcony.

### WESTERLY BALCONY

13'10 x 4'4 (4.22m x 1.32m )

With a westerly aspect

### DINING AREA (FORMERLY BEDROOM THREE)

11'5 x 7'10 (3.48m x 2.39m )

Upvc windows to side with cupboard housing Worcester Bosch combination boiler for the provision of gas fired central heating and domestic hot water, radiator, coved ceiling, formerly Bedroom Three.

### KITCHEN

10'6 x 8'1 (3.20m x 2.46m )

With a range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over, inset one and a half bowl stainless steel sink unit with mixer taps, plumbing for washing

machine, space for slot in cooker, space for fridge freezer, radiator, window to rear.

### BEDROOM ONE

13'4 x 12'4 (4.06m x 3.76m )

With upvc windows to side, radiator, built in range of matching double wardrobes with additional mirror fronted wardrobes.

### BEDROOM TWO

9'10 x 9'10 (3.00m x 3.00m )

With upvc windows to rear with partial view of the sea, built in double wardrobe, coved ceiling, radiator.

### BATHROOM/WC

6'10 x 6'5 (2.08m x 1.96m )

With a colour suite comprising panelled bath with chrome mixers with shower head.

### N.B.

The length of lease is 999 years from 25 December 1998 (972 years remaining)

Managing agents are Stredder Pearce

Maintenance charges are currently £385.50 per quarter payable in advance

Sinking fund is currently £508.93 quarterly in advance

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

### FOR CLARIFICATION:

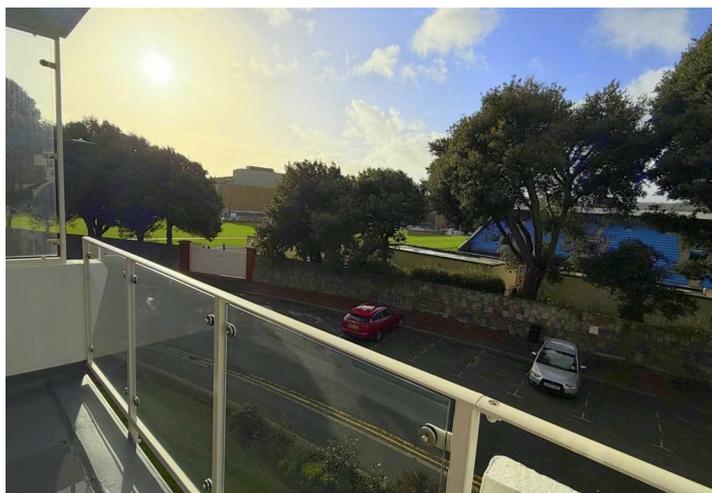
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays



SECOND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.