

# HUNT FRAME

ESTATE AGENTS



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## 15 Merlswood Court Meads Road, Eastbourne, BN20 7ES

£275,000



HUNT FRAME ESTATE AGENTS are proud to offer this IMMACULATELY PRESENTED and SPACIOUS THIRD FLOOR APARTMENT, located in this PURPOSE BUILT BLOCK in the sought after area of MEADS. Benefiting from TWO DOUBLE BEDROOMS, a DUAL ASPECT SITTING ROOM, a SOUTHERLY FACING BALCONY with a REFITTED KITCHEN and REFITTED FAMILY BATHROOM, there is also a SEPARATE CLOAKROOM. Further merits include a LOCK UP STORAGE UNIT, a GARAGE and RESIDENT PARKING. Gas central heating.

Merlswood is enviably situated within the exclusive residential area of lower Meads and only a short distance from the shopping facilities of Little Chelsea just to the west of the town centre. Eastbourne's elegant Victorian seafront promenade is easily accessible as is the Beacon shopping centre and railway station with mainline rail services to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses as well as indoor and outdoor bowls. The Devonshire Court features the Congress Theatre and Towner Art Gallery.



## COMMUNAL ENTRANCE

Communal entrance with stairs and a lift to the upper floors.

## SPACIOUS ENTRANCE HALL

Spacious L-shaped entrance hall with built in cupboards and drawers, radiator, large double storage cupboard with hot water cylinder, doors off to the sitting room, kitchen, family bathroom and both bedrooms.

## SITTING ROOM

17'5 x 13'11 (5.31m x 4.24m)

Delightful, spacious reception room being dual aspect with UPVC double glazed windows overlooking the side and rear elevations with the latter enjoying distant town and coastal views, further UPVC glazed door leading to the balcony.

## BALCONY

10'9 x 4'0 (3.28m x 1.22m)

Space for a table and chairs, glazed security panel, lovely, tree lined outlook.

## KITCHEN

13'1 x 6'11 (3.99m x 2.11m)

Recently refitted kitchen with a comprehensive range of floor standing and wall mounted units with work top space, integral fridge and freezer, integrated dishwasher and washing machine, tiled splashbacks, inset one and half bowl sink unit with mixer tap, eye level double ovens with a matching microwave unit to the side, fitted induction hob with a canopied stainless steel extractor above, under unit lighting, radiator, UPVC double glazed window to the rear with far reaching views.

## BEDROOM 1

13'11 x 10'10 (4.24m x 3.30m)

Double bedroom with UPVC double glazed windows overlooking the side elevation with a tree lined outlook, ample space for free standing furniture, built in triple wardrobes, door giving access to the family bathroom.

## BEDROOM 2

12'8 x 11'1 (3.86m x 3.38m)

UPVC double glazed window to the rear aspect with far reaching views, fitted double wardrobes with matching doors (concealed gas boiler), further recessed double wardrobe, radiator.

## CLOAKROOM

Comprising of a low level Wc with a concealed cistern, part tiling to walls, sink unit with a cupboard beneath, fitted fan, tiled floor.

## FAMILY BATHROOM

11'9 x 9'3 (3.58m x 2.82m)

Extremely well appointed, refitted bathroom with a suite comprising of a shaped, panelled bath with a glass screen and fitted shower unit, extensive fitted cupboards with a low level Wc with a concealed cistern, wash hand basin with cupboards beneath, glazed storage cabinet with lighting above, second cabinet to the side, ladder style radiator, tiled flooring and part tiling to walls, additional, open shelving unit, door to bedroom 1 and the hallway.

## STORAGE ROOM

Located on the lower ground floor level.

## GARAGE & PARKING

Located in a block within the grounds ( number 14) with up and over door. Resident parking.

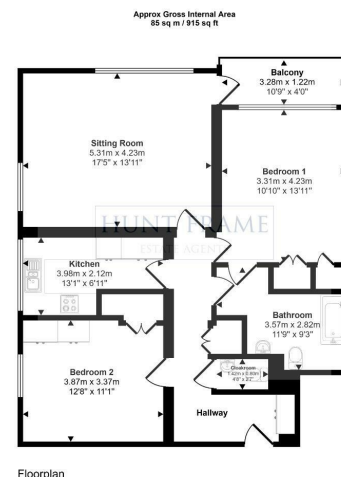
## OUTGOINGS

LEASE: 999 YEARS FROM 24/06/1970 - 944 YEARS REMAINING

MAINTENANCE: APPROX £2400 PA TO INCLUDE APPROX £600 INTO THE RESERVE FUND - THE MAINTENANCE ALSO INCLUDES WATER AND SEWERAGE COSTS

GROUND RENT: APPROX £50 PA

COUNCIL TAX: BAND D



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.

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

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