



**Hillbrow Lodge Bolsover Road, Eastbourne BN20 7JF**

**welcome to**

**Hillbrow Lodge Bolsover Road, Eastbourne**

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*

A chain-free three-bedroom flat in a highly sought after area, Meads. Boasting light and spacious accommodation throughout comprising, three bedrooms, spacious living room, kitchen, en-suite and family bathroom.





**Communal Entrance**

**Entrance Hall**

**Lounge**

18' 6" into bay x 18' 3" into bay ( 5.64m into bay x 5.56m into bay )

**Kitchen**

10' 5" x 5' 10" ( 3.17m x 1.78m )

**Bedroom 1**

15' 8" plus recess x 13' 7" plus window ( 4.78m plus recess x 4.14m plus window )

**En - Suite**

**Bedroom 2**

15' 1" x 9' 5" into recess ( 4.60m x 2.87m into recess )

**Bedroom 3**

13' 9" x 6' 5" ( 4.19m x 1.96m )

**Bathroom**

**Total floor area 99.9 m<sup>2</sup> (1,075 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Hillbrow Lodge Bolsover Road, Eastbourne

- MEADS LOCATION
- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO SEAFRONT
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2188.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN119770](https://fox-and-sons.co.uk/Property/EBN119770)



Property Ref:  
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