



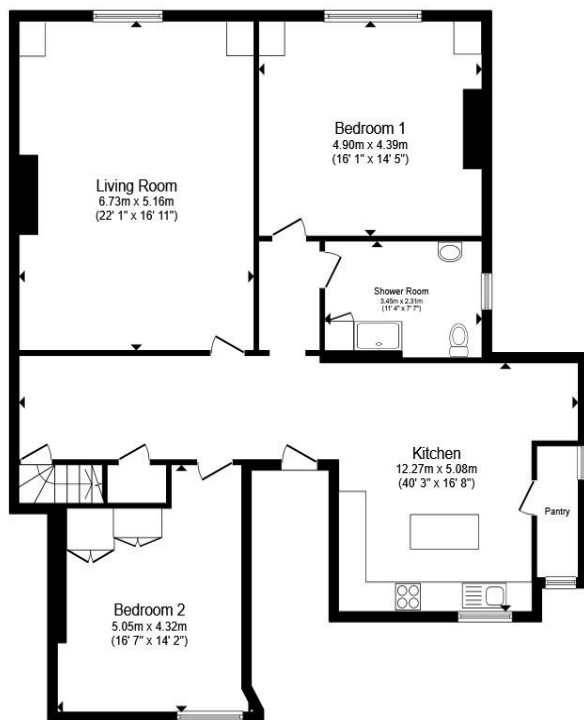
Boyne House Blackwater Road, Eastbourne BN20 7DL

welcome to

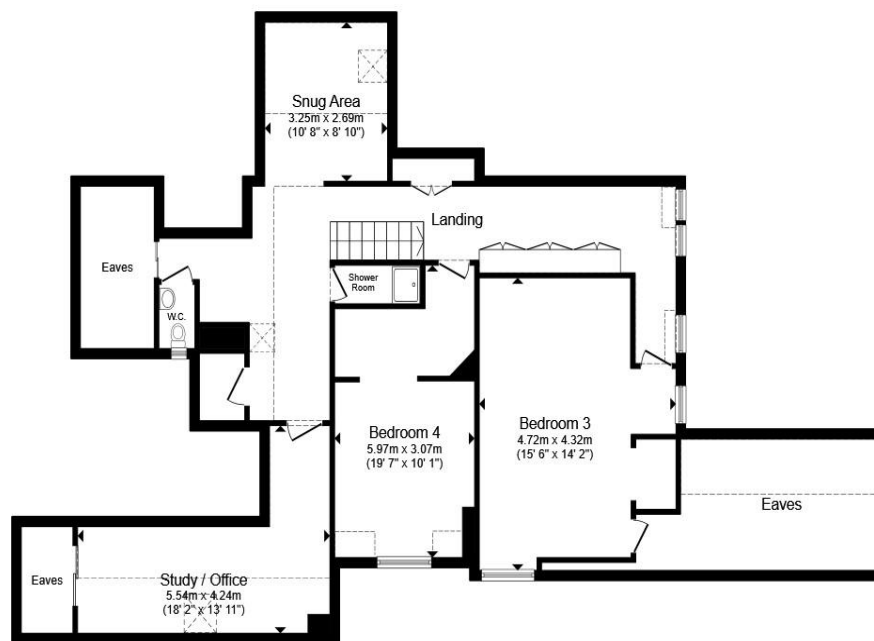
Boyne House Blackwater Road, Eastbourne

An exceptionally spacious FOUR/FIVE bedroom, mansion-style apartment, superbly positioned within the highly sought-after Meads. Arranged across the second and third floors of this converted period residence, the property has been meticulously refurbished and carefully modernised throughout.





Ground Floor



First Floor

Total floor area 251.2 m² (2,704 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.propertybox.io

Agents Note

Communal Entrance Hall

Entrance Hall

Lounge

Open Plan Kitchen/ Dining Room

Pantry

Bedroom 1

Bedroom 2

Shower Room

First Floor Landing

Study

Snug Area

Bedroom 3

Bedroom 4

Shower Room

Cloakroom

welcome to

Boyne House Blackwater Road, Eastbourne

- FOUR/FIVE BEDROOM MANSION STYLE FLAT
- LOCATED ON THE SECOND & THIRD FLOOR OF A SUBTANTIAL CONVERTED RESIDENCE IN MEADS
- REFURBISHED AND MODERNISED TO THE HIGHEST STANDARD
- NEW FITTED LUXURY KITCHEN & BATHROOM
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120502



Property Ref:
EBN120502 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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