



**Blakes Way, Eastbourne BN23 6EW**

**welcome to**

**Blakes Way, Eastbourne**

\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*This spacious two-bedroom top-floor apartment, ideally located directly opposite Eastbourne's iconic seafront and within easy reach of local schools, shops, and amenities. offered to the market with no forward chain!





## Communal Entrance Hall

## Entrance Hall

## Kitchen/Dining Room

12' 10" x 10' 3" ( 3.91m x 3.12m )

## Lounge

17' 9" x 11' 11" ( 5.41m x 3.63m )

## Bedroom One

12' 5" x 10' 11" ( 3.78m x 3.33m )

## Bedroom Two

10' x 7' 3" ( 3.05m x 2.21m )

## Bathroom

## Balcony

## Parking

## Agent's Note

Total floor area 66.3 m<sup>2</sup> (713 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)

welcome to

## Blakes Way, Eastbourne

- PRIVATE SUN BALCONY WITH SEA VIEWS
- TWO DOUBLE BEDROOMS
- TOP FLOOR LOCATION
- ALLOCATED PARKING SPACE
- BRAND NEW LEASE

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Mar 2024.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£200,000 - £220,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111425](https://fox-and-sons.co.uk/Property/LGL111425)



Property Ref:  
LGL111425 - 0010

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