



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£275,000



5 Trevethan, 52 Carlisle Road, Eastbourne, BN20 7UD

A beautifully presented 2 bedroom apartment forming part of this attractive development built by Holbeck & Lewis in 2015. Enviably situated near Meads Village the flat provides spacious and luxurious accommodation comprising of 2 double bedrooms, the master with an en-suite bathroom/WC, further shower room/WC, spacious bay windowed lounge with open plan fitted kitchen that has integrated appliances. With an allocated parking space within a car port, long lease and passenger lift an internal inspection comes highly recommended.



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info@townflats.com

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Eastbourne, BN20 7UD

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Main Features

- Beautifully Presented & Spacious Meads Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen
- En-Suite Bathroom/WC
- Modern Shower Room/WC
- Double Glazing
- Allocated Parking Within Carport
- Long Lease Term

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Radiator. Video entryphone handset. Built-in cupboard with fixed shelving.

Bay Windowed Lounge

18'4 x 11'9 (5.59m x 3.58m)

Radiator. Television point. Inset spotlights. Double glazed bay window to front aspect with views over communal gardens.

Open Plan Fitted Kitchen

10'6 x 7'7 (3.20m x 2.31m)

Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. Inset spotlights. Frosted double glazed window.

Bedroom 1

11'4 x 10'4 (3.45m x 3.15m)

Radiator. Inset spotlights. Television point. Built-in wardrobe with mirrored sliding doors. 2 double glazed windows to front aspect. Door to -

En-Suite Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Vanity unit with wash hand basin, mixer tap and drawers below. Tiled walls. Tiled floor. Inset Spotlights. Heated towel rail.

Bedroom 2

9'10 x 7'4 (3.00m x 2.24m)

Built-in wardrobe with sliding mirrored doors. Inset spotlights. Double glazed window to side aspect.

Modern Shower Room/WC

Modern white suite comprising corner shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Inset spotlights. Shaver point.

Outside

The development is set in pleasant lawned communal gardens.

Parking

The flat has a carport.

EPC = B

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £150 per annum

Maintenance: £670 per quarter

Lease: 125 years from 2015. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.