



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

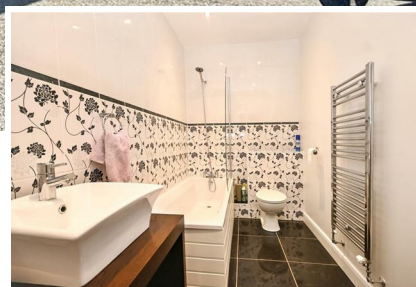


1 Reception



1 Bathroom

## £260,000



## 2 The Carriage House, 9a Grassington Road, Eastbourne, BN20 7FB

An extremely well presented 2 bedroom ground floor apartment forming part of this attractive purpose built development. Being sold CHAIN FREE the apartment benefits from 2 double bedrooms, one with en-suite shower room/WC, one with direct access onto the garden, fitted kitchen with integrated appliances and further bathroom. The apartment has a good size private area of decking that opens onto lawned communal gardens. The development is situated in Lower Meads within easy walking distance of the seafront, local shops and theatres. With double glazing, gas central heating and allocated parking space an internal inspection comes highly recommended.



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2 The Carriage House,  
9a Grassington Road,  
Eastbourne, BN20 7FB

£260,000

## Main Features

- Extremely Well Presented 2 Bedroom Ground Floor Apartment
- 2 Double Bedrooms
- Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite Shower Room/WC
- Second Bedroom With Direct Access Onto The Garden
- Additional Modern Bathroom/WC
- Private Decking Area Opening Onto Lawned Communal Gardens
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

### Hallway

Radiator. Entryphone handset. Airing cupboard housing hot water cylinder. Inset spotlights. Oak flooring.

### Lounge/Dining Room

16'10 x 13'10 (5.13m x 4.22m)

Radiator. Coved ceiling. Television point. Double glazed Sash windows to front aspect.

### Fitted Kitchen

11'7 x 9'8 (3.53m x 2.95m )

Range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with oven under. Extractor cooker hood. Integrated fridge/freezer and washer/dryer. Radiator. Inset spotlights. Cupboard housing gas boiler. Double glazed Sash window.

### Bedroom 1

15'3 x 9'1 (4.65m x 2.77m )

Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed Sash window to rear aspect. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and shelving below. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan.

### Bedroom 2

12'10 x 9'10 (3.91m x 3.00m )

Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed Sash window and double glazed door to garden.

### Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. . Vanity unit with inset wash hand basin, mixer tap and shelving below. Part tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

### Outside

There is a private area of decking that opens onto wonderful lawned communal gardens with mature trees and shrubs.

### Parking

To the front there is an allocated parking space.

EPC = D

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: £250 per annum**

**Maintenance: £3130 per annum**

**Lease: 125 years from 2009. 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.