TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£295,000









5 Castle Mount, 40 Carlisle Road, Eastbourne, BN20 7TD

Spacious first floor flat with lift access, enjoying a larger design and a front facing position with distant sea views. The property offers two generous double bedrooms, including one with fitted and built-in wardrobes, a bright lounge/diner leading to a balcony & additional sun room and a large fitted kitchen. There is also a separate WC and bathroom and the flat benefits from a garage en-bloc as well as a share of freehold. The building is well managed and maintained, with attractive communal gardens to the rear laid out as park-like lawns. Situated in the highly desirable Meads area, the property is conveniently close to Meads Village with its local shops and amenities, nearby bus routes and within easy reach of the beach and town centre.

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Leasehold - Share of Freehold

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Main Features

- Extremely Spacious 2 Bedroom Lower Meads Apartment
- First Floor
- Spacious Lounge/Dining Room
- Sun Room Leading To Balcony
- Fitted Kitchen
- Separate Cloakroom
- Bathroom
- Double Glazing
- Park-Like Communal Gardens
- Garage

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

Hallway
Radiator. 2 storage cupboards.

Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Lounge/Dining Room
17'9 x 12'1 / 10'4 x 10'0 (5.41m x 3.68m / 3.15m x 3.05m)
2 radiators. Double glazed windows to front aspect. Double glazed door to -

Sun Room
10'3 x 4'10 (3.12m x 1.47m)
Double glazed patio doors to -

Sun Balcony
With views to the front aspect.

Fitted Kitchen
10'8 x 10'1 (3.25m x 3.07m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring gas hob. Eye level double electric oven. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Space for 1 under counter appliance. Double glazed window to side aspect.

Bedroom 1
14'1 x 11'11 (4.29m x 3.63m)
Radiator. Double glazed window to side aspect.

Bedroom 2
12'0 x 10'8 (3.66m x 3.25m)
Radiator. Built-in & fitted wardrobes. Double glazed window to side aspect.

Bathroom
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Outside
Lawned park-like communal gardens to the rear of the block.

Parking
Garage en-bloc with up & over door.

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: N/A
Maintenance: £4066.25 per annum
Lease: 999 years from 1964. 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.