TOWN FLATS

01323 416600

2 Bedroom | 1 Reception | 1 Bathroom

Leasehold

Guide Price
£180,000-£190,000

27 Merewood Court, 60 Carew Road, Eastbourne, BN21 2JR

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Located centrally in Upperton, this first floor purpose built flat boasts two bedrooms and includes a garage. The spacious double aspect sitting/dining room has a pleasant Southerly aspect with an adjoining balcony. Benefits include a fitted kitchen and a bathroom with separate wc whilst double glazing and gas fired central heating and radiators extend throughout. There are nearby bus links into town, which is approximately half a mile distant, where the mainline railway station and Beacon shopping centre can be found. Motcombe Village, Waitrose supermarket and Gildredge Park are also easily accessible.

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Main Features

- Well Presented Upperton Apartment
- First Floor
- 2 Bedrooms
- Double Aspect Sitting/Dining Room
- Sun Balcony
- Fitted Kitchen
- Bathroom & Separate Cloakroom
- Private Lock Up Storage Room
- Garage
- CHAIN FREE

Entrance
Communal entrance with security entryphone system. Stairs to first floor. Private entrance door to-

Entrance Hallway
Entryphone handset. Cupboard housing gas boiler. Phone point.

Double Aspect Sitting/Dining Room
16'9 x 10'8 (5.11m x 3.25m)
Radiator. Feature fireplace. TV point. Double glazed window to side and front aspects. Double glazed door to -

Sun Balcony
Front aspect with railings.

Fitted Kitchen
9'10 x 6'3 (3.00m x 1.91m)
Range of fitted lightwood wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built in electric hob and extractor cookerhood. Electric oven. Plumbing and space for washing machine. Larder cupboard. Radiator. Door to fire escape.

Double Aspect Bedroom 1
14'8 x 10'8 (4.47m x 3.25m)
Double glazed windows to side and rear aspects. Radiator. Built in double wardrobes.

Bedroom 2
10'10 x 8'8 (3.30m x 2.64m)
Double glazed window to front aspect. Radiator. Coved ceiling.

Bathroom
Coloured suite comprising of panelled bath with shower over. Wash hand basin. Radiator.

Separate Cloakroom
Low level WC. Part tiled walls.

Outside
The flat has a private lock up storage room and a garage with an up and over door.

Garage
A garage is included.

EPC = C

Council Tax Band = B

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 125 years from 2000. 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.