TOWN FLATS

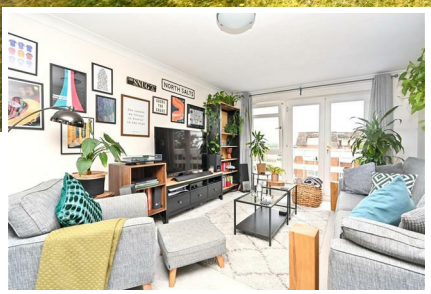
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Leasehold

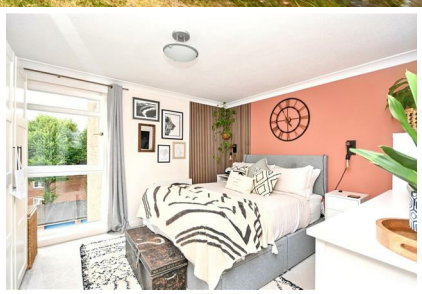
2 Bedroom | 1 Reception | 1 Bathroom

£200,000









11 High Trees, 22 Carew Road, Eastbourne, BN21 2JB

A beautifully presented two double bedroom apartment, occupying the second floor of this popular purpose built development. Offering bright, well proportioned accommodation throughout, the property has been tastefully maintained and is ready to move straight into. Further benefits include an extended lease, double glazing, attractive distant views and a well managed block, making it an excellent choice for first time buyers, downsizers or buy-to-let investors alike. Residents benefit from first come, first served parking together with well kept communal areas, while the convenient location provides easy access to local amenities, transport links and Eastbourne's many attractions. Combining generous room sizes, excellent presentation and a long lease, this is a superb apartment in a highly regarded development. The vendors are suited to a chain free property.

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Leasehold

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22 Carew Road,
Eastbourne, BN21 2JB

£200,000

Main Features

- Beautifully Presented Purpose Built Apartment
- Two Double Bedrooms
- Second Floor Position
- Attractive Distant Views
- Extended Lease
- Well Managed Development
- Residents' Parking
- Spacious & Bright Accommodation
- Convenient Location Close To Amenities & Transport Links
- Vendor Suited To A Chain Free Property

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

Hallway
Electric radiator. Cupboard. Decorative panelling. Entryphone handset.

L-Shaped Lounge/Dining Room
19'7 x 11'3 (6.25m x 6.00m)
Electric radiator. Double glazed window to side aspect. Double glazed doors to Juliette balcony.

Fitted Kitchen
12'11" x 7'6" (3.94m x 2.31m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Double glazed window to side aspect.

Bedroom 1
12'7" x 10'11" (3.86m x 3.35m)
Electric radiator. Double glazed window to side aspect.

Bedroom 2
12'11" x 9'3" (3.94m x 2.84m)
Electric radiator. Double glazed window to side aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Vanity unit with inset wash hand basin. Extractor fan. Part tiled walls.

Parking
There is residents parking.

Other Details
Opportunity to continue a rental agreement of a GARAGE @ £150 per month within High Trees.

EPC = C

Council Tax Band = C

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: £200 per annum
Maintenance: Approximately £2000 per annum
Lease: 189 years from 1970. 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.