



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £155,000 - £170,000



1 Bedroom



1 Reception



1 Bathroom



## 6 St. Ives Court, Carew Road, Eastbourne, BN21 2JG

\*\*\*GUIDE PRICE £155,000 - £165,000\*\*\*

An immaculately presented one bedroom purpose built ground floor flat, offered to the market CHAIN FREE and ideal for first time buyers, downsizers or investors. The property is well maintained throughout and offers a bright and comfortable living environment. The accommodation comprises a spacious reception room, a well appointed kitchen, a generously sized double bedroom and a modern bathroom. A particular benefit of this home is its direct access to the communal gardens, providing a pleasant outdoor space to relax and enjoy. The property also benefits from allocated parking, adding further convenience. Located within a well kept development, this attractive flat combines comfort, practicality, and outdoor access, making it a fantastic opportunity for a range of buyers.



[www.town-property.com](http://www.town-property.com)



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Carew Road  
Eastbourne, BN21 2JG

**Guide Price**  
**£155,000 - £170,000**

## Main Features

- Immaculately Presented Upperton Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge Leading To Communal Garden
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance with ground floor entrance door to -

## Hallway

2 storage cupboards.

## Lounge

14'10 x 11'2 (4.52m x 3.40m )

Radiator. Double glazed window and door directly to communal garden.

## Fitted Kitchen

10'2 x 5'11 (3.10m x 1.80m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for undercounter fridge. Wall mounted combi boiler. Double glazed window.

## Double Bedroom

13'9 x 11'9 (4.19m x 3.58m )

Radiator. Built-in cupboard. Double glazed window to front aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin and cupboard under. Heated towel rail. Part tiled walls. Frosted double glazed window.

## Outside

Lawned communal gardens.

## Parking

Allocated parking space.

EPC = D

Council Tax Band = A

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: Approximately £130 per calendar month**

**Lease: 156 years from 2005. 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.