



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £199,950



### Flat 3, 24A Carlisle Road, Eastbourne, BN20 7EN

An extremely well presented one bedroom second floor apartment that provides spacious and well proportioned accommodation. Enviably situated in the Lower Meads and forming part of this attractive residence, the flat benefits from a spacious double bedroom, refitted shower room and fitted open plan kitchen with wonderful lounge. The flat has a share of the freehold and a lease in excess of 100 years. Eastbourne town centre and mainline railway station is within comfortable walking distance. An internal inspection comes highly recommended.

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Eastbourne, BN20 7EN

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## Main Features

- Extremely Well Presented Lower Meads Apartment
- 1 Spacious Double Bedroom
- Second Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Share of The Freehold
- Lease In Excess Of 100 Years
- Comfortable Walking Distance Of Eastbourne Town Centre

### Entrance

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

### Hallway

Radiator. Inset spotlights. Picture rail. Entryphone handset. Wood effect flooring.

### Lounge

23'5 x 13'0 (7.14m x 3.96m)

Radiator. Feature fireplace with tiled hearth and ornate surround. Inset spotlights. Double glazed window.

### Open Plan Fitted Kitchen

Extensive range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with splash back. Extractor cooker hood. Plumbing and space for washing machine. Space for under counter fridge/freezer. Breakfast bar. Window and skylight.

### Bedroom

15'1 x 12'9 (4.60m x 3.89m)

Radiator. Inset spotlights. Fitted wardrobes. Picture rail. 2 double glazed windows to front aspect.

### Modern Shower Room/WC

Suite comprising shower cubicle with opaque glass bricks. Wall mounted wash hand basin. Low level WC. Tiled floor. Part tiled walls. Radiator. Inset spotlights. Airing cupboard housing hot water cylinder.

EPC = E

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: N/A**

**Maintenance: £1427 per annum**

**Lease: 145 years remaining. 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.