TOWN FLATS

01323 416600

Leasehold - Share of Freehold

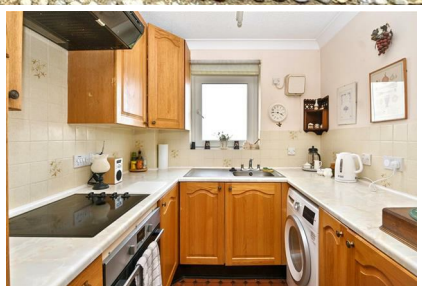
2 Bedroom | 1 Reception | 1 Bathroom

£169,950









26 Carew Views, 30 Carew Road, Eastbourne, BN21 2JL

A CHAIN FREE 2 bedroom ground floor apartment benefiting from glorious far reaching views over Eastbourne. Enviably situated in Upperton the flat benefits from a spacious L-shaped lounge/dining room with access to the sun balcony, bathroom with separate cloakroom, fitted kitchen and double glazing. Further benefits include electric heating and share of the freehold.

Leasehold - Share of Freehold

26 Carew Views, 30 Carew Road, Eastbourne, BN21 2JL

£169,950

Main Features

- CHAIN FREE Spacious Upperton Apartment
- 2 Bedrooms
- Ground Floor
- L-Shaped Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- Communal Gardens
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Night storage heater. Entryphone handset. Built-in cupboard with fixed shelving. Airing cupboard housing hot water cylinder.

L-Shaped Double Aspect Lounge/Dining Room
18'5 x 17'2 (5.61m x 5.23m)
Night storage heater. Coved ceiling. Double glazed window to side aspect. Opening to kitchen. Double glazed patio doors to -

Sun Balcony
With glorious far reaching views over Eastbourne.

Fitted Kitchen
8'5 x 6'10 (2.57m x 2.08m)
Range of fitted wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window to rear with glorious far reaching views over Eastbourne.

Bedroom 1
11'6 x 9'9 (3.51m x 2.97m)
Night storage heater. Coved ceiling. Fitted wardrobes with mirrored sliding doors. Double glazed window to front aspect.

Bedroom 2
11'6 x 7'1 (3.51m x 2.16m)
Night storage heater. Coved ceiling. Double glazed window to front aspect.

Bathroom
Coloured suite comprising panelled bath with shower. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Tiled walls. Double glazed window.

Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Electric heater. Coved ceiling. Frosted double glazed window.

Outside
The development is set in well maintained communal gardens.

Parking
Allocated parking space to the rear.

EPC = D

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: N/A
Maintenance: £700.09 paid half yearly
Lease: 999 years from 2006. 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.