



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £275,000



## 6 Trevethan, 52 Carlisle Road, Eastbourne, BN20 7UD

Located in the highly sought after area of Meads, this immaculate two bedroom, two bathroom first floor apartment forms part of an exclusive development of just seven high end residences built in 2015. The accommodation features a stylish kitchen breakfast room opening into a spacious lounge, a principal bedroom with en-suite and a modern family bathroom. Elegant communal areas further enhance the building's quality feel. The property enjoys a leafy outlook whilst maintaining privacy, beautiful lawned communal gardens and the benefit of a car port. Ideally positioned for access to the South Downs, the seafront and Meads village, this superb apartment is offered CHAIN FREE.



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



[info@townflats.com](mailto:info@townflats.com)

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52 Carlisle Road,  
Eastbourne, BN20 7UD

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Main Features

- Immaculately Presented 2 Bedroom Meads Apartment
- First Floor
- Spacious & Bright Double Aspect Lounge
- Fitted Kitchen/Diner
- En-Suite Bath & Shower Room/WC
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Beautiful Lawned Communal Garden
- CHAIN FREE

Entrance

Communal entrance with security video entry phone system. Lift and stairs to first floor private entrance door to -

Hallway

Radiator. 2 large cupboards.

Double Aspect Lounge

19'10 x 10'0 (6.05m x 3.05m)  
Spacious & bright with 2 Radiators. Double glazed windows to front & side aspect. Opening to -

Fitted Kitchen/Diner

11'3 x 9'5 (3.43m x 2.87m )  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Boiler. Integrated fridge/freezer, dishwasher and washer/dryer. Double glazed window to side aspect.

Bedroom 1

10'8 x 10'5 (3.25m x 3.18m )  
Radiator. Fitted wardrobes. Double glazed window to side aspect. Door to -

En-Suite Bath & Shower Room/WC

Suite comprising panelled bath with chrome mixer tap. Shower cubicle. Low level WC. Wash hand basin with mixer tap and drawers under. Heated towel rail. Shaver point. Tiled walls. Inset spotlights. Extractor fan.

Bedroom 2

12'3 x 8'7 (3.73m x 2.62m)  
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit with drawers under. Heated towel rail. Extractor fan. Tiled walls. Inset spotlights.

Outside

Lawned communal gardens.

Parking

Allocated parking space in car port.

Other Details

Residents secure storage area.

EPC = C

Council Tax Band = D

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: £150 per annum**  
**Maintenance: £670.47 per quarter**  
**Lease: 125 years from 2015. 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.