



**9 Como House, 105 Carlisle Road, Eastbourne, BN20 7TD**

Price £215,000 | Leasehold

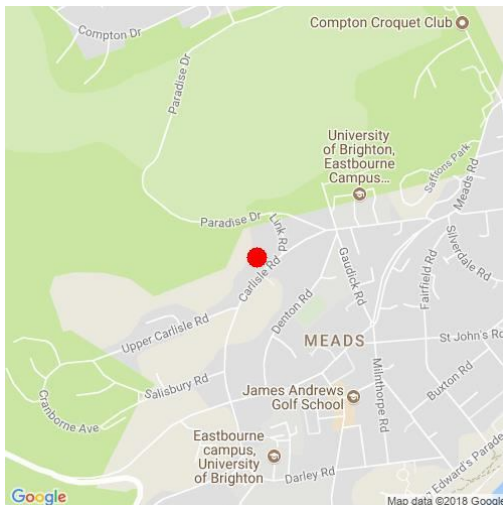
**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A two bedroom second (top) floor apartment forming part of a small development of just 10 apartments in the favoured Meads area. The flat provides unusually spacious living accommodation that includes a splendid 18` x 17` dual aspect sitting room affording glorious views across playing fields to the South Downs and towards the sea. A southerly facing balcony off the sitting room also takes advantage of the glorious views. There is a bathroom/wc and separate shower room/wc and other benefits include gas central heating, sealed unit double glazing and a garage. The Meads village shopping facilities are within a half mile, whilst Eastbourne town centre and railway station are little more than 1 mile distant.







## At a Glance:

- Spacious dual aspect living room
- Balcony
- Two bedrooms
- Two bath/shower rooms
- Delightful views to the South Downs and towards the sea
- Garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

## Accommodation:

Communal front door to:  
Stairs rising to second floor.

Front door to:

### HALL

### SITTING ROOM

18'4" (5.59m) x 17'6" (5.33m)

### KITCHEN

15'6" (4.72m) x 7'9" (2.36m)

### BEDROOM 1

11'6" (3.51m) x 11'6" (3.51m)

### BEDROOM 2

11'7" (3.53m) x 6'7" (2.01m)

### BATHROOM / WC

### SHOWER ROOM / WC

## OUTSIDE:

### GARAGE

### COMMUNAL GARDENS

## LEASE:

999 years from 25/12/1979

## MAINTENANCE:

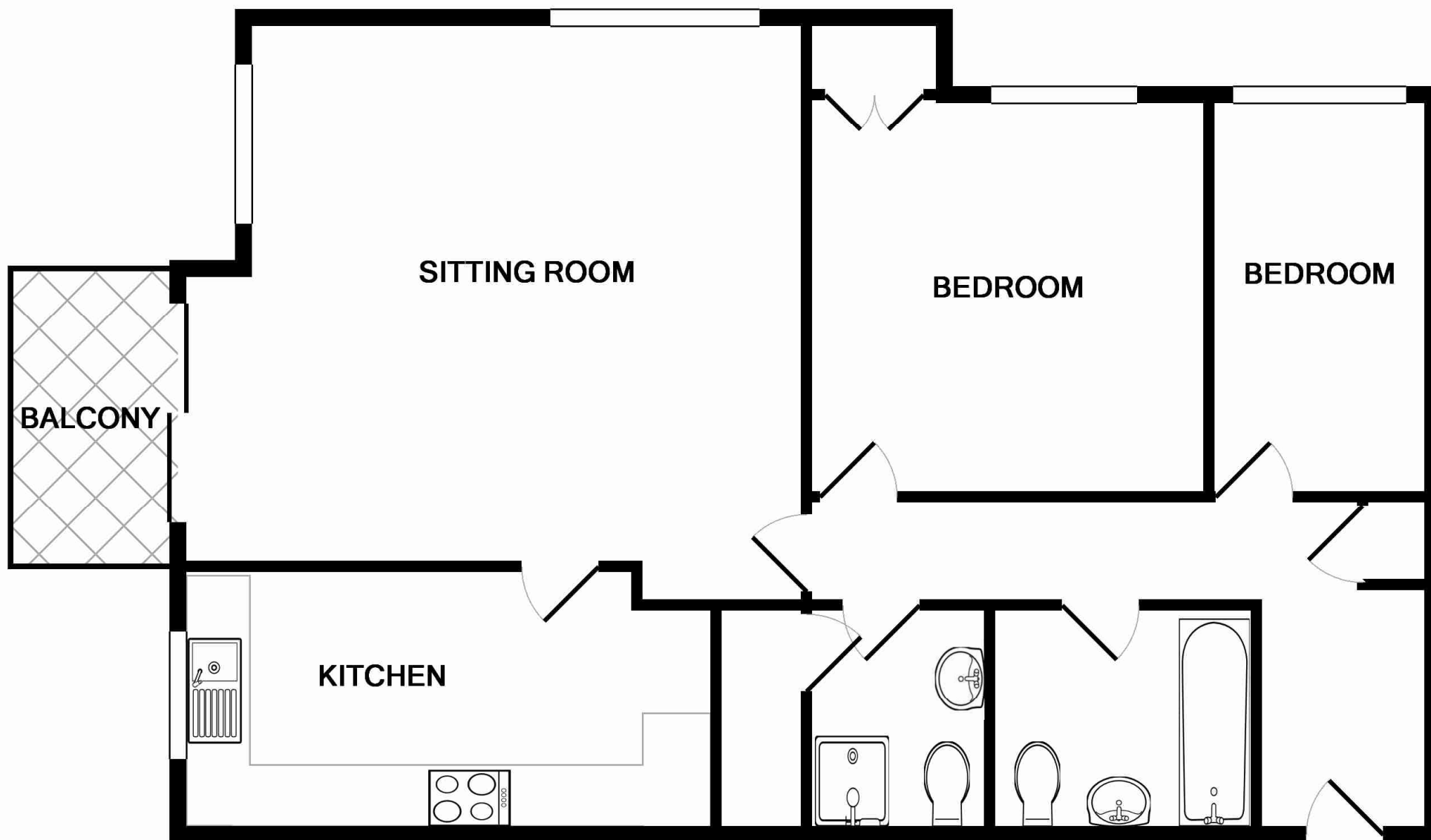
approximately £1,700 per annum.

EPC: C

## COUNCIL TAX: D

(All details concerning the terms of the lease and outgoings are subject to verification)





Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only. All details concerning any outgoings or terms of the Lease are subject to verification.

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