



St Ives Court Carew Road, Eastbourne BN21 2JG



welcome to

St Ives Court Carew Road, Eastbourne

Fox & Sons are delighted to offer to the market this beautiful one bedroom ground floor flat. This property comes ideally located within the Upperton location and falls conveniently located close to many local amenities and borders Eastbourne town centre.



Communal Entrance

Having entrance to flat door located on the ground floor.

Entrance Hall

Having storage cupboard, entry phone, airing cupboard, storage cupboard and electric radiator.

Lounge

14' 10" max x 11' 5" max (4.52m max x 3.48m max)
Having double glazed windows and door to outside patio area, electric radiator.

Kitchen

12' 8" max x 5' 11" max (3.86m max x 1.80m max)
Double glazed window to the rear aspect, kitchen comprising of wall and base units, works surfaces, electric oven and hob with cooker hood above, plumbing for washing machine and breakfast bar.

Bedroom

12' 6" max x 11' max (3.81m max x 3.35m max)
Double glazed window to the front aspect, electric radiator and built-in wardrobes.

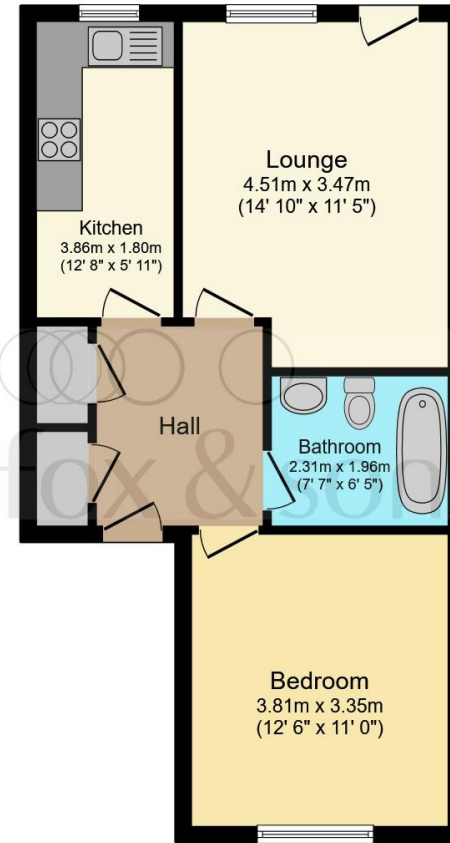
Bathroom

Having a bath with mixer taps and shower attachment, wash hand basin, WC and extractor fan.

Patio Area

Outside

Having well-maintained communal gardens and allocated parking space.



Total floor area 48.4 m² (521 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/EBN118070



welcome to

St Ives Court Carew Road, Eastbourne

- Ground Floor Flat
- Allocated Parking
- Patio Area
- One Bedroom
- Well-Presented Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 156 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118070



Property Ref:
EBN118070 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk