



**Carbury Fairfield Road, Eastbourne BN20 7LX**



**welcome to**

**Carbury Fairfield Road, Eastbourne**

A rare opportunity to acquire this beautifully refurbished three bedroom apartment finished to the highest specification with bespoke details to create an exceptionally luxurious home. The principle rooms overlook the lovely private gardens, there is a garage and a share of the freehold.



### Entrance Hall

Door to side aspect, tiled floor and step up into apartment.

### Inner Hall

Access to all rooms and radiator.

### Lounge

17' 10" x 14' 5" ( 5.44m x 4.39m )

Bay window to the front aspect, fire place and radiator.

### Kitchen/ Dining Room

20' 6" x 13' 3" ( 6.25m x 4.04m )

Bespoke fitted kitchen comprising wall and base units with dekton work tops, sink and drainer, fully integrated Siemens appliances, two double ovens, gas hob with cooker hood over, radiator, island, access to garden, custom floor to ceiling cabinetry and brass bespoke cabinet handles.

### Utility Room

7' 8" x 6' 5" ( 2.34m x 1.96m )

Washing machine, tumble dryer, butler sink and window to the side aspect.

### Bedroom 1

17' 7" x 13' 8" ( 5.36m x 4.17m )

Window to the side aspect, radiator and custom made wardrobes.

### En Suite

Comprising bath, wash hand basin and WC.

### Bedroom 2

15' x 13' 2" ( 4.57m x 4.01m )

Window to the side aspect, radiator and custom made wardrobes.

### Bedroom 3

13' 6" x 11' ( 4.11m x 3.35m )

Window side aspect, radiator and custom made wardrobes.

### Bathroom

Blue granite custom bathroom comprising shower cubicle, wash hand basin and WC

### Cloakroom

WC and wash hand basin.

### Rear Garden

Easy to maintain composite decking adjoining the property leading to an area laid with high quality grass.

### Garage

Carbury,  
Fairfield Road  
Approx. Gross Internal Area 1625 Sq Ft - 150.97 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 120 Sq Ft - 11.15 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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welcome to

## Carbury Fairfield Road, Eastbourne

- REMARKABLE THREE BEDROOM APARTMENT
- GROUND FLOOR WITH PRIVATE GARDENS
- GARAGE
- SHARE IN THE FREEHOLD
- WORLD CLASS KITCHEN, BATHROOM & EN - SUITE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Aug 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£800,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119134 - 0005

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