



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



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.



view this property online fox-and-sons.co.uk/Property/EBN119134



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

Council Tax Band: C Service Charge: 840.00

Ground Rent: Ask Agent

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.

£750,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119134



Property Ref:
EBN119134 - 0006

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