





# welcome to

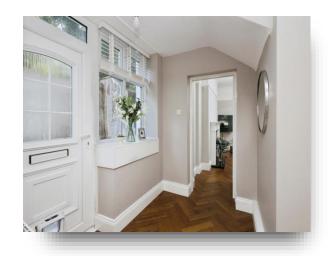
# **Carlisle Road, Eastbourne**

\*\*\* SHARE IN THE FREEHOLD \*\*\* \*\*\* GUIDE PRICE £275,000 - £295,000 \*\*\*

A stunning one bedroom ground floor flat being sold with NO ONWARD CHAIN. The property boasts immaculate presentation throughout and comprises of; Lounge, modern kitchen, conservatory, bedroom, shower room, private entrance, garage and off-road parking.

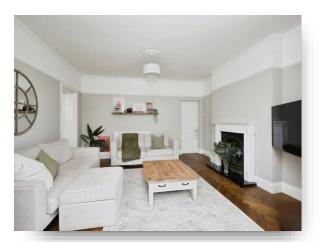












#### **Private Entrance**

Double glazed door and window to the side aspect. Cupboard. Radiator.

### Lounge

15' 3" into recess x 18' 6" max ( 4.65m into recess x 5.64m max )

Window to the rear aspect. Fire place. Radiator. French doors leading to:

## **Upvc Conservatory**

10' 10" x 7' 7" plus recess ( 3.30m x 2.31m plus recess ) Double glazed window to the rear and side aspect. Double glazed door to the side aspect.

#### **Bedroom**

15'  $\times$  15' 9" into bay (  $4.57m \times 4.80m$  into bay ) Double glazed bay window to the front aspect. Radiator.

#### **Bathroom**

Comprising a shower cubicle with over head rainfall shower attachment. Low level W.C. Wash hand basin. Extractor fan.

## Garage

Up and over door.

## **Parking**

Allocated parking to the front of the garage.

#### **Communal Rear Gardens**



#### Total floor area 64.9 m<sup>2</sup> (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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## **Carlisle Road, Eastbourne**

- \*\*\* GUIDE PRICE £275,000 £295,000 \*\*\*
- SHARE IN THE FREEHOLD
- ONE BEDROOM FLAT WITH PRIVATE ENTRANCE
- GROUND FLOOR WITH SHARED GARDEN
- GARAGE
- PARKING SPACE

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

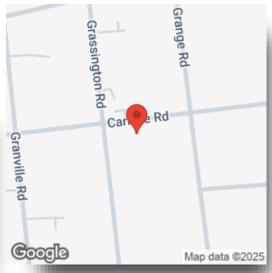
Guide price

# £275,000 - £295,000









Please note the marker reflects the postcode not the actual property

# view this property online fox-and-sons.co.uk/Property/EBN119746



Property Ref: EBN119746 - 0008 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.

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