



**Carlisle Road, Eastbourne BN20 7BN**

**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' x 15' 9" into bay ( 4.57m x 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](http://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

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Property Ref:  
EBN119746 - 0008

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



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



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