



Carlton House Devonshire Place, Eastbourne BN21 4AD

welcome to

Carlton House Devonshire Place, Eastbourne

A spectacular four bedroom, two en suite lower ground floor flat with a large garden forming part of this lovely conversion. In a superb Town Centre location close to local shops, seafront and train station. Viewings come highly advised to avoid missing out. ***Guide Price £340,000 - £360,000***



Entrance Hall

Door leading into entrance hall with radiator.

Lounge

16' 6" into bay x 15' 9" max (5.03m into bay x 4.80m max)
Bay window to the front aspect, fire place and radiator.

Kitchen

12' 4" max x 9' 9" max (3.76m max x 2.97m max)
Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, radiator and windows to the front and rear aspects.

Bedroom 1

16' 4" into bay x 15' 9" max (4.98m into bay x 4.80m max)
Bay window to the front aspect, fitted wardrobes and radiator.

En - Suite

Comprising shower cubicle, wash hand basin, WC, extractor fan and radiator.

Bedroom 2

10' 3" max x 8' 11" max (3.12m max x 2.72m max)
Window to the side aspect, fire place and radiator.

En - Suite

Comprising shower cubicle, WC, wash hand basin, extractor fan and radiator.

Bedroom 3

15' 10" max x 9' 2" max (4.83m max x 2.79m max)
Window to the side aspect, radiator.

Bedroom 4

9' 2" max x 6' max (2.79m max x 1.83m max)
Window to the side aspect and radiator.

Bathroom

Window to the side aspect, radiator, bath, wash hand basin, extractor fan and WC.

Rear Garden

A large private garden wrapping around the entire building. Being mainly laid to lawn with mature shrub borders.



Total floor area 126.3 m² (1,360 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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Carlton House Devonshire Place, Eastbourne

- FOUR BEDROOM APARTMENT
- LARGE GARDEN
- BAY FRONTED LOUNGE
- TWO EN - SUITE AND FAMILY BATHROOM
- SPACIOUS LIVING THROUGHOUT

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£340,000 - £360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN120031 - 0005

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