



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



7 Carew Lodge, Carew Road, Eastbourne, BN21 2JG

A much improved one bedroom first floor apartment forming part of this purpose built development in Upperton. Being offered CHAIN FREE the flat benefits from a wonderful refitted bathroom, double bedroom, double aspect lounge, double glazing and gas central heating. With an allocated private parking space to the rear and an extended lease term, an inspection comes very highly recommended.

7 Carew Lodge,
Carew Road,
Eastbourne, BN21 2JG

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Main Features

- Spacious Upperton Apartment
- 1 Bedroom
- First Floor
- Double Aspect Lounge
- Fitted Kitchen
- Luxury Bathroom/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Radiator. Built-in cupboard with overhead storage. Further built-in cupboard with fixed shelving.

Double aspect Lounge

13'5 x 11'11 (4.09m x 3.63m)

Radiator. Double glazed window to front and side aspect.

Fitted Kitchen

8'3 x 7'0 (2.51m x 2.13m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine & dishwasher. Tiled walls. Cupboard housing gas boiler. Double glazed window.

Bedroom

11'10 x 10'4 (3.61m x 3.15m)

Radiator. Double glazed window to side aspect.

Luxury Bathroom/WC

Refitted white suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Chrome heated towel rail. Frosted double glazed window.

Parking

The property has an allocated private parking space to the rear.

EPC = C

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £30 half yearly

Maintenance: £130 per calendar month

Lease: We have been advised that the current vendors are in the process of extending the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.