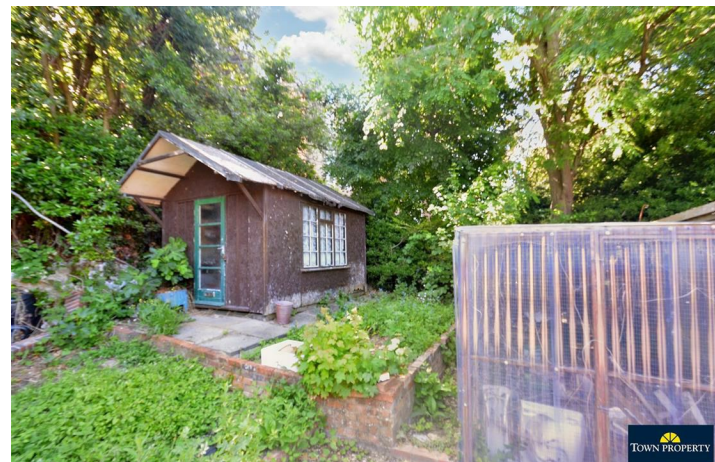
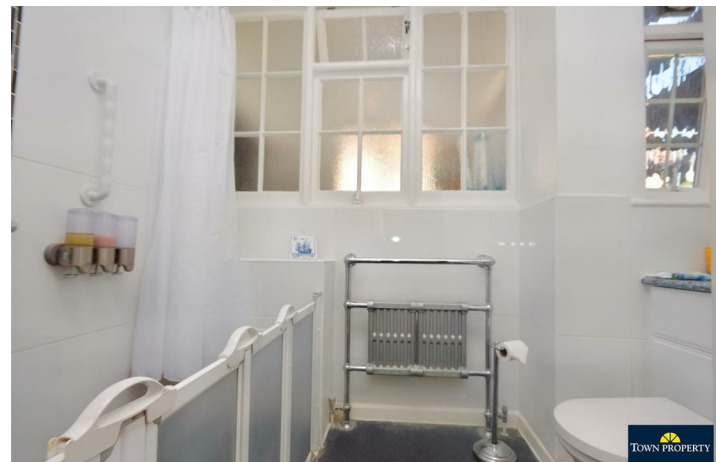


2 Greystoke
22 Carlisle Road
Eastbourne, BN20 7EN

Freehold

£515,000



3 Bedroom 2 Reception 1 Bathroom



TOWN FLATS

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01323 416600

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.



TOWN FLATS



01323 416600

2 Greystoke, 22 Carlisle Road,
Eastbourne, BN20 7EN

Freehold

£515,000

3 Bedroom 2 Reception 1 Bathroom



A truly unique three bedroom, two reception room apartment with private lawned rear gardens and the freehold for the building. Occupying the whole of the first floor of this stunning detached residence that's been converted into three apartments, the flat offers incredibly spacious & versatile living accommodation and is being offered CHAIN FREE. Enviably situated in Lower Meads the flat benefits from a wonderful bay windowed lounge/dining room with ornate corniced ceilings, a marble fireplace & high level skirting boards, a further dining room, fitted kitchen with larder cupboard & separate utility room and master bedroom with fitted bedroom furniture & a door opening to private balcony. The flat is set in pleasant lawned private gardens with mature trees & shrubs that lead to the three garages, which the flat owns but are leased to other residents, as well as having its own garage & driveway to the front. Next to the garages there is a further area of private garden that has a summerhouse. Eastbourne town centre and theatres are within comfortable walking distance and an internal inspection is considered essential to appreciate the merits of this apartment.

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2 Greystoke, 22 Carlisle Road, Eastbourne, BN20 7EN

£515,000

Main Features

- Attractive Lower Meads Apartment
- 3 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Separate Dining Room
- Fitted Kitchen & Utility Room
- Wetroom/WC
- Wonderful Private Gardens
- Garage & Driveway
- CHAIN FREE

Entrance

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

Hallway

Large walk-in cupboard. Radiator. Airing cupboard housing hot water cylinder. Fitted cupboard with fixed shelving.

Bay Windowed Lounge/Dining Room

25'2 x 22'8 (7.67m x 6.91m)

Stunning room with many ornate features including cornicing, high level skirting boards, picture rail and wonderful marble fireplace. Radiators. Bay window to front aspect.

Dining Room

14'11 x 14'3 (4.55m x 4.34m)

Radiator. Corniced ceiling. Picture rail. Two sash windows to rear aspect.

Kitchen

11'7 x 9'5 (3.53m x 2.87m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob & electric oven. Plumbing and space for dishwasher. Space for upright fridge/freezer. Part tiled walls. Built-in cupboard with plumbing & space for washing machine & tumble dryer. Double glazed window. Door to -

Utility Room

Housing gas boiler. Frosted double glazed window. Door to fire escape.

Bedroom 1

16'7 x 16'1 (5.05m x 4.90m)

Radiator. Picture rail. Corniced ceiling. Range of fitted wardrobes. Sash window to front aspect. Door to -

Sun Balcony

Overlooking the front elevation.

Bedroom 2

16'4 x 12'3 (4.98m x 3.73m)

Radiator. Corniced ceiling. Picture rail. Vanity unit with inset wash hand basin and cupboard below. Sash window to rear aspect.

Bedroom 3 (Currently Used As A Study)

11'5 x 7'8 (3.48m x 2.34m)

Radiator. Picture rail. Coved ceiling. Wall lights. Sash window to rear aspect.

Wetroom/WC

White suite comprising walk-in shower with fitted seat. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Part tiled walls. Heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

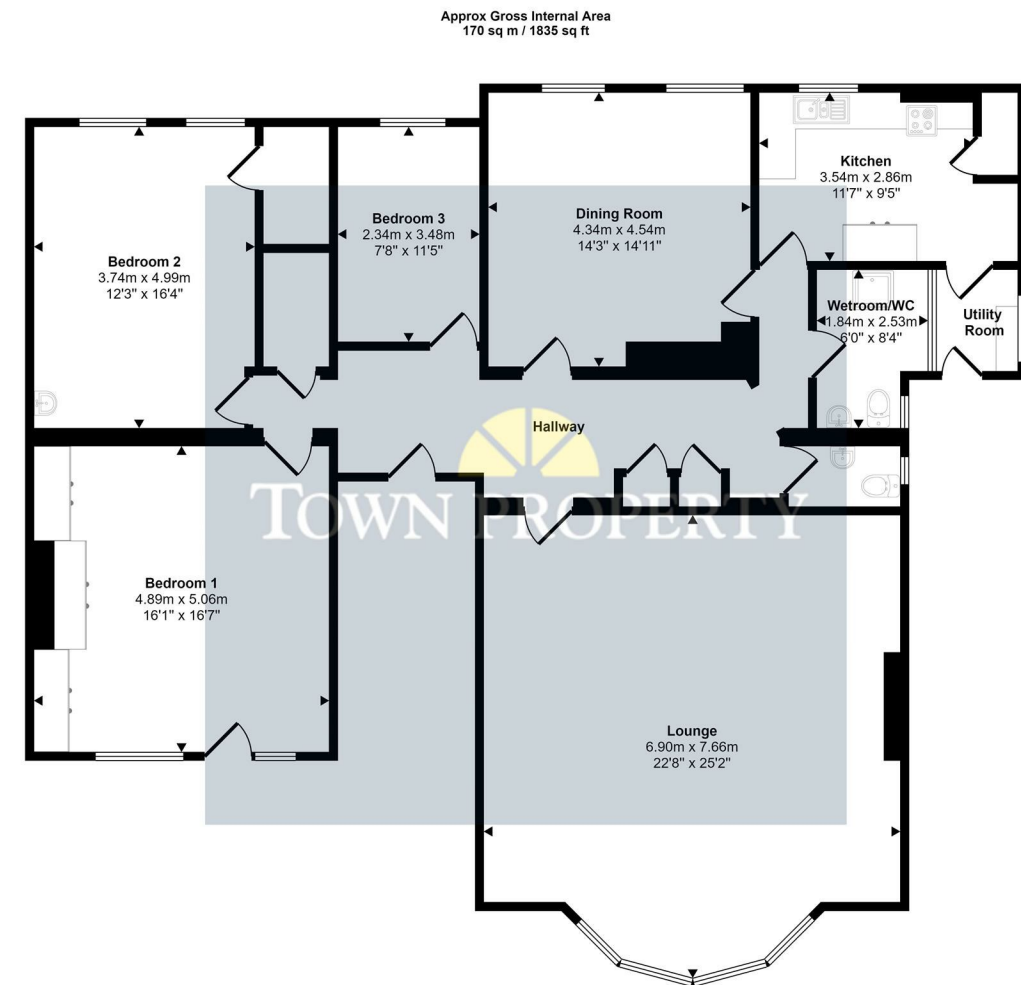
Outside

The flat has wonderful private gardens to the rear that are mainly laid to lawn with mature trees and shrubs. Beyond the conifer trees there is an area of patio with gated access to the rear where there are further private gardens, currently with a summer house & 3 single garages that are leased to other residents within the block & a neighbour. The flat has its own garage with an electric up & over door and gated driveway to the front.

Council Tax Band = E.

AGENTS NOTE:

The maintenance charge for this apartment is £8,207.92 per annum.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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