



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



11 Meads Court Carlisle Road, Eastbourne BN20 7ER

A well presented three bedroom apartment that provides extremely spacious accommodation. Enviably situated in Lower Meads are of Eastbourne the flat is being sold CHAIN FREE and with a share of the freehold. Benefits include a wonderful double aspect lounge, three double bedrooms all with built-in wardrobes, refitted kitchen & bathroom, double glazing and gas central heating. The flat has lawned communal gardens to the front and a lock-up garage to the rear. Eastbourne's town centre, theatres and mainline railway station are all within comfortable walking distance. An internal inspection comes highly recommended.

11 Meads Court
Carlisle Road
Eastbourne, BN20 7ER

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Main Features

- Well Presented Lower Meads Apartment
- 3 Double Bedrooms
- Third Floor
- Double Aspect Lounge Leading To Sun Balcony
- Fitted Kitchen
- Cloakroom
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Two built-in cupboards. Coved ceiling.

Double Aspect Lounge

17'11 x 12'8 (5.46m x 3.86m)

Feature fireplace with marble surround and hearth. Radiator. Coved ceiling. Double glazed window to side aspect. Patio doors to balcony.

Fitted Kitchen

9'6 x 8'11 (2.90m x 2.72m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and coloured glass splashback. Eye level double oven. Cupboard housing gas boiler. Integrated fridge/freezer and washing machine. Double glazed window.

Bedroom 1

12'2 x 10'7 (3.71m x 3.23m)

Radiator. Fitted double wardrobe with shelving and hanging rail. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2 (Currently Used As A Dining Room)

11'2 x 8'11 (3.40m x 2.72m)

Radiator. Built-in wardrobe. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3

12'2 x 7'8 (3.71m x 2.34m)

Radiator. Built-in double wardrobe with hanging rail and shelving. Coved ceiling. Double glazed window to rear aspect.

Cloakroom

Low level WC. Wash hand basin. Part tiled walls.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

Parking

The flat has a lock-up garage to the rear.

EPC = C

Council Tax Band = D

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: Awaiting confirmation

Maintenance: £274 per calendar month

Lease: 946 remaining. We have been advised of the remaining lease term, we have not seen 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.