



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



2 Bathroom

## £245,000



## 4 Carew Court, Carew Road, Eastbourne, BN21 2AT

An extremely spacious three bedroom first floor purpose built apartment enviably situated in the Upperton area of Eastbourne. Within comfortable walking distance of the town centre and mainline railway station the flat benefits from a wonderful double aspect lounge/dining room with access to the balcony, refitted kitchen, bathroom and further shower room, double glazing and gas central heating. Being sold with a share of the freehold an internal inspection comes highly recommended.

4 Carew Court, Carew Road,  
Eastbourne, BN21 2AT

**£245,000**

## Main Features

- Spacious Upperton Apartment
- 3 Bedrooms
- First Floor
- Double Aspect Lounge/Dining Room
- Balcony
- Fitted Kitchen
- Bathroom/WC
- Shower Room/WC
- Double Glazing
- Gas Central Heating

## Entrance

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

## Hallway

Inset spotlights.

## Double Aspect Lounge/Dining Room

17'11 x 11'5 (5.46m x 3.48m)

Radiator. Television point. Double glazed window to front aspect. Double glazed patio doors to balcony.

## Fitted Kitchen

10'6 x 6'8 (3.20m x 2.03m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in oven. Extractor cooker hood. Space for upright fridge/freezer. Wall mounted gas boiler. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

## Bedroom 1

13'11 x 11'9 (4.24m x 3.58m)

Radiator. Built-in wardrobe. Double glazed window to front aspect.

## Bedroom 2

12'5 x 10'8 (3.78m x 3.25m)

Radiator. Double glazed window to front aspect.

## Bedroom 3

10'5 x 6'2 (3.18m x 1.88m)

Radiator. Double glazed window to front aspect.

## Bathroom/WC

White suite comprising 'P' shaped bath with shower screen and mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Heated towel rail. Tiled floor. Shaver point.

## Shower Room/WC

Shower with panelled walls. Low level WC. In-built wash hand basin with mixer tap. Heated towel rail. Extractor fan.

Council Tax Band = C

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: N/A**

**Maintenance: £1218.33 half yearly**

**Lease: 999 years from 1994. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 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.