



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£160,000 - £180,000



2 Bedroom



1 Reception



1 Bathroom



28 Merewood Court, 60 Carew Road, Eastbourne, BN21 2JR

A bright and spacious two bedroom first floor apartment forming part of this popular development in the Upperton area of Eastbourne. Being offered CHAIN FREE the flat has ample of potential needing modernising throughout, offering a balcony, two double bedrooms with built in storage to the principle bedroom, residents parking and also a secure storage area separate to the flat. The location affords quiet and peaceful living whilst being close to great transport links.



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info@townflats.com

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Main Features

- Spacious Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge Leading To Balcony
- Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- Residents Parking
- CHAIN FREE

Entrance

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

Hallway

Electric radiator. Entryphone handset. Airing cupboard.

Lounge

17'1 x 10'11 (5.21m x 3.33m)

Electric radiator. Electric fireplace. Double glazed windows to front aspect. Double glazed door to -

Balcony

11'1 x 2'11 (3.38m x 0.89m)

With views to the front of the development.

Kitchen

15'0 x 6'7 (4.57m x 2.01m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for cooker. Extractor cooker hood. Refuse chute. Electric radiator. Larder style cupboard. Fire escape door. Double glazed window to rear aspect.

Bedroom 1

14'10 x 10'11 (4.52m x 3.33m)

Electric radiator. Built-in wardrobes. Double glazed window to rear aspect.

Bedroom 2

11'1 x 8'10 (3.38m x 2.69m)

Electric radiator. Double glazed window to front aspect.

Bathroom

Suite comprising panelled bath with shower over. Wash hand basin. Heated towel rail. Extractor fan.

Cloakroom

Low level WC.

Other Details

Storage cupboard separate to the flat.

Parking

There is residents parking on a first come first served basis.

EPC = D

Council Tax Band = B

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: £79.50 paid half yearly

Maintenance: £1032.09 paid half yearly

Lease: 125 years from 2000. We have been advised of the 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.