



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £269,950



### 2b Carlisle Grange, 22a Grange Road, Eastbourne, BN21 4HF

Incredibly spacious, bright and airy ground floor apartment, forming part of Carlisle Grange which is an exceptionally well maintained property, effectively and proactively managed to secure peace of mind for its residents. Idyllically located in the Lower Meads area of Eastbourne, ever popular for its close proximity to the seafront, Meads Village and town centre. With an allocated car parking space, and being sold chain free, further benefits include gas central heating, high ceilings and is comprised of: a large entrance hall which could double up as a dining hall/office area, lounge, two bedrooms, fitted kitchen and bathroom.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

2b Carlisle Grange,  
22a Grange Road,  
Eastbourne, BN21 4HF

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Main Features

- Spacious, Bright & Airy Lower Meads Apartment
- 2 Bedroom
- Ground Floor
- Dining Hallway/Office Area
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

**Entrance**  
Communal entrance with security entry phone system. Ground floor private entrance door to -

**Dining Hallway/Office Area**  
19'5 x 14'9 (5.92m x 4.50m)  
Radiator. Corniced ceiling. Telephone point. Built-in shelved store cupboard. Window.

**Lounge**  
18'2 x 13'3 (5.54m x 4.04m)  
Radiator. Corniced ceiling. Picture rail. Telephone point. Television/Satellite point. Windows.

**Fitted Kitchen**  
13'4 x 7'9 (4.06m x 2.36m)  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring gas hob and electric oven under. Extractor cooker hood. Integrated dishwasher and fridge/freezer. Plumbing and space for washing machine. Wall mounted gas boiler. Breakfast bar. Contemporary vertical radiator. Part glass panelled door leading to small rear balcony and fire escape. Window.

**Bedroom 1**  
11'10 x 11'2 (3.61m x 3.40m )  
Radiator. Built-in wardrobe with store cupboards above. Built-in shelved cupboard. Telephone point. Window.

**Bedroom 2**  
10'4 x 8'11 (3.15m x 2.72m)  
Radiator. 2 windows.

**Modern Bathroom/WC**  
Suite comprising panelled bath with chrome mixer tap, shower above and shower screen. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Ladder style heated towel rail. Extractor fan. Window.

**Parking**  
The flat benefits from an allocated parking space located at the side of the development.

**Other Details**  
Private storage space in cellar with own door.

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: N/A**  
**Maintenance: £350 per calendar month**  
**Lease: 999 years from 1977. 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.