



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



2 Bathroom

£225,000



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

An extremely spacious 3 bedroom second floor apartment that is being sold CHAIN FREE. Enviably situated in Upperton within easy walking distance of the town centre and mainline railway station the flat benefits from a spacious double aspect lounge with patio doors to the balcony, refitted shower room, spacious en-suite bathroom, double glazing, gas central heating and garage. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.



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info@townflats.com

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

Leasehold - Share of Freehold

£225,000

Main Features

- Spacious Upperton Apartment
- 3 Bedrooms
- Second Floor
- Double Aspect Lounge Leading To Sun Balcony
- En-Suite Bathroom/WC
- Shower Room
- Cloakroom
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

Entrance

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

Hallway

Electric heater. 2 built-in cupboards. Entryphone handset.

Double Aspect Lounge

17'1 x 11'9 (5.21m x 3.58m)
Radiator. Coved ceiling. Television point. Double glazed window to side aspect. Double glazed patio doors to balcony.

Fitted Kitchen

8'8 x 8'5 (2.64m x 2.57m)
Range of fitted wood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Wall mounted gas boiler. Plumbing and space for washing machine. Double glazed window to side aspect.

Bedroom 1

14'11 x 11'9 (4.55m x 3.58m)
Radiator. Built-in double wardrobe with hanging rail. Coved ceiling. Ceiling fan. Double glazed window to rear aspect. Door to -

En-Suite Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

Bedroom 2

11'9 x 11'8 (3.58m x 3.56m)
Radiator. Ceiling fan. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 3

11'9 x 8'10 (3.58m x 2.69m)
Radiator. Ceiling fan. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising corner shower. Pedestal wash hand basin. Tiled walls. Extractor fan. Shaver point.

Cloakroom

Low level WC. Part tiled walls.

Parking

The flat has a lock-up garage with an up & over door behind the block.

EPC = C

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: Awaiting confirmation
Maintenance: £1068.33 half yearly
Lease: 999 years from 1994. 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.