



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£185,000 - £195,000



2 Carew Lodge, 38 Carew Road, Eastbourne, BN21 2JG

GUIDE PRICE £185,000 - £195,000

Set within the sought after Carew Lodge development, this delightful ground floor two bedroom apartment offers a rare combination of space, natural light, and direct access to a beautifully maintained private garden area. The property benefits from a double aspect layout, creating a bright and airy atmosphere throughout. The bay fronted lounge provides an elegant focal point and offers plenty of room for both living and dining furniture, ideal for relaxing or entertaining. The spacious kitchen is well presented, offering ample storage and worktop space, while both bedrooms are comfortable doubles, providing flexibility for guests, home working or a growing family. The family bathroom completes the accommodation. With its private garden access, allocated parking, generous proportions and desirable location, this apartment perfectly suits those seeking a comfortable home in a well regarded residential setting.



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Eastbourne, BN21 2JG

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Main Features

- Spacious & Well Presented Upperton Apartment
- Ground Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Private Garden Area
- Allocated Parking Space

Entrance

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

Hallway

Radiator. Coat cupboard. 2 storage cupboards.

Lounge/Dining Room

18'3 x 12'6 (5.56m x 3.81m)

Radiator. Laminate flooring. Double glazed bay window to side aspect and double glazed sliding doors to private area of garden.

Fitted Kitchen

12'5 x 7'7 (3.78m x 2.31m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker, washing machine, tumble dryer and fridge/freezer. Extractor cooker hood. Cupboard housing combi boiler. Laminate flooring. Radiator. Double glazed window to rear aspect.

Bedroom 1

11'11 x 11'8 (3.63m x 3.56m)

Radiator. Carpet. Double glazed window to side aspect.

Bedroom 2

12'2 x 6'8 (3.71m x 2.03m)

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

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled floor. Frosted window to rear aspect.

Outside

Sliding doors from the lounge leading to delegated garden area to the flat which is laid to lawn with a seating area upto the wall where it finishes.

Parking

Allocated parking space.

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: N/A

Maintenance: Approximately £3500 per annum

Lease: 999 years from 2021. 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.