



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£259,950



3 Trevethan, 52 Carlisle Road, Eastbourne, BN20 7UD

A CHAIN FREE 2 bedroom ground floor apartment forming part of this attractive detached residence enviably situated in the Meads. Conveniently located for Meads High Street the flat benefits from well proportioned accommodation comprising of 2 double bedrooms, the master having an en-suite bathroom/WC, further shower room/WC, fitted kitchen with integrated appliances and double aspect lounge. With access to the private patio further benefits include double glazing, gas central heating and a car port. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Well Presented Meads Garden Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge Leading To Private Patio
- Fitted Kitchen With Integrated Appliances
- En-Suite Bath & Shower Room/WC
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Allocated Space In Car Port
- CHAIN FREE

Entrance

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

Split Level Hallway

Radiator. Inset spotlights. Video entryphone handset. 2 Built-in cupboards.

Double Aspect Lounge

19'7 x 10'0 (5.97m x 3.05m)

Radiators. Inset spotlights. Television point. Opening to Kitchen. Double glazed window to side aspect. Double glazed French doors to -

Private Patio

Private patio that opens onto lawned communal gardens.

Fitted Kitchen

11'2 x 9'2 (3.40m x 2.79m)

Range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled floor. Inset spotlights. Double glazed window.

Bedroom 1

10'6 x 9'10 (3.20m x 3.00m)

Radiator. Television point. Built-in wardrobe with mirrored doors. Double glazed window. Door to -

En-Suite Bath & Shower Room/WC

Modern suite comprising panelled bath with chrome mixer tap. Shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap and drawer below. Tiled walls and floor. Extractor fan. Inset spotlights. Chrome heated towel rail. Shaver point.

Bedroom 2

12'2 x 8'8 (3.71m x 2.64m)

Radiator. Fitted wardrobe with mirrored sliding doors. Inset spotlights. Television point. Double glazed window.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with chrome mixer tap and drawer under. Tiled walls and floor. Extractor fan. Inset spotlights. Chrome heated towel rail. Shaver point.

Outside

The development is set in lawned communal gardens.

Parking

There is an allocated space within the car port.

EPC = C

Council Tax Band = D

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: £10 per annum

Maintenance: £670 paid quarterly

Lease: 125 years from 2015. 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.