



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £199,950



### Flat 5, 13 Carlisle Road, Eastbourne, BN21 4BT

Enviably situated in the Lower Meads this two bedroom top floor apartment is yards from Eastbourne seafront and within easy walking distance of the town centre and mainline railway station. Providing well proportioned accommodation the flat benefits from a wonderful bay windowed lounge with open plan fitted kitchen, modern shower room/WC and electric heating. With a lease in excess of 100 years an internal inspection comes very highly recommended.



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Eastbourne, BN21 4BT

£199,950

## Main Features

- Lower Meads Apartment  
Yards From Eastbourne  
Seafront
- 2 Bedrooms
- Third (Top) Floor
- Bay Windowed Open Plan  
Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Lease In Excess Of 100 Years

## Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door with internal staircase to third (top) floor.

## Hallway

Entryphone handset. Built-in cupboard. Oak flooring.

## Bay Windowed Open Plan Lounge/Fitted Kitchen

17'4 x 12'10 (5.28m x 3.91m )

Electric heater. Television point. Oak flooring. Bay window to front with partial sea views.

## Fitted Kitchen Area

Range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback and extractor cooker hood. Integrated fridge/freezer and washing machine. Inset spotlights. Oak flooring.

## Bedroom 1

12'6 x 8'4 (3.81m x 2.54m )

Electric heater. Wall lights. Television point. Window to rear aspect.

## Bedroom 2

9'10 x 6'0 (3.00m x 1.83m )

Electric heater. Wall lights. Window to front aspect.

## Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Wash hand basin. Tiled walls and floor. Chrome heated towel rail. Inset spotlights. Extractor fan. Wall mounted unit with mirrored front.

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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 125 years from 2016. 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.