



Flat 1 Carlton House, 4 Devonshire Place, Eastbourne, BN21 4AD

Price £375,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A recently refurbished three/four bedroom flat comprising the entire lower ground floor of a grand detached house that has been converted to provide just four flats and is approached via its own private entrance behind a decorative wrought iron gate. The spacious accommodation is set around a 22' reception hall and comprises a generous living room with attractive fireplace, and a re-fitted kitchen with a comprehensive range of wall and base units together with an integrated oven, hob and dishwasher. Both the master bedroom and guest bedroom have newly fitted en-suite shower rooms, whilst the other bedrooms are served by a beautifully appointed bathroom with white suite comprising a bath, twin hand wash basins and a wc. The communal gardens are an important feature and are principally arranged to the side of Carlton House, being laid to lawn with shrub and herbaceous borders. Enviably located in the heart of Eastbourne town centre, the seafront, The Beacon Shopping Centre, theatres, and restaurants are within 200 yards with the railway station just a little further. N.B Photographs were taken in 2023 since then the property has been tenanted.





At a Glance:

- Recently refurbished throughout
- Communal gardens
- Three/four bedrooms
- Three bath/shower rooms (two en-suite)
- Fitted kitchen with integrated appliances
- Gas central heating
- Share of freehold
- No onward chain

Accommodation:

PRIVATE FRONT DOOR

RECEPTION HALL

22'0" (6.71m) x 6'9" (2.06m)

SITTING ROOM

16'6" (5.03m) x 15'9" (4.8m)

KITCHEN

12'3" (3.73m) x 9'9" (2.97m)

MASTER BEDROOM

16'4" (4.98m) x 15'8" (4.78m)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'4" (3.15m) x 9'0" (2.74m)

EN-SUITE SHOWER ROOM

BEDROOM 3

15'10" (4.83m) x 9'2" (2.79m)

BEDROOM 4/STUDY

8'9" (2.67m) x 6'0" (1.83m)

FAMILY BATHROOM

OUTSIDE:

COMMUNAL GARDEN

COUNCIL TAX:

Band "C"

EPC:

BAND "D"

LEASE:

Balance of 999 years (Share in freehold)

MAINTENANCE:

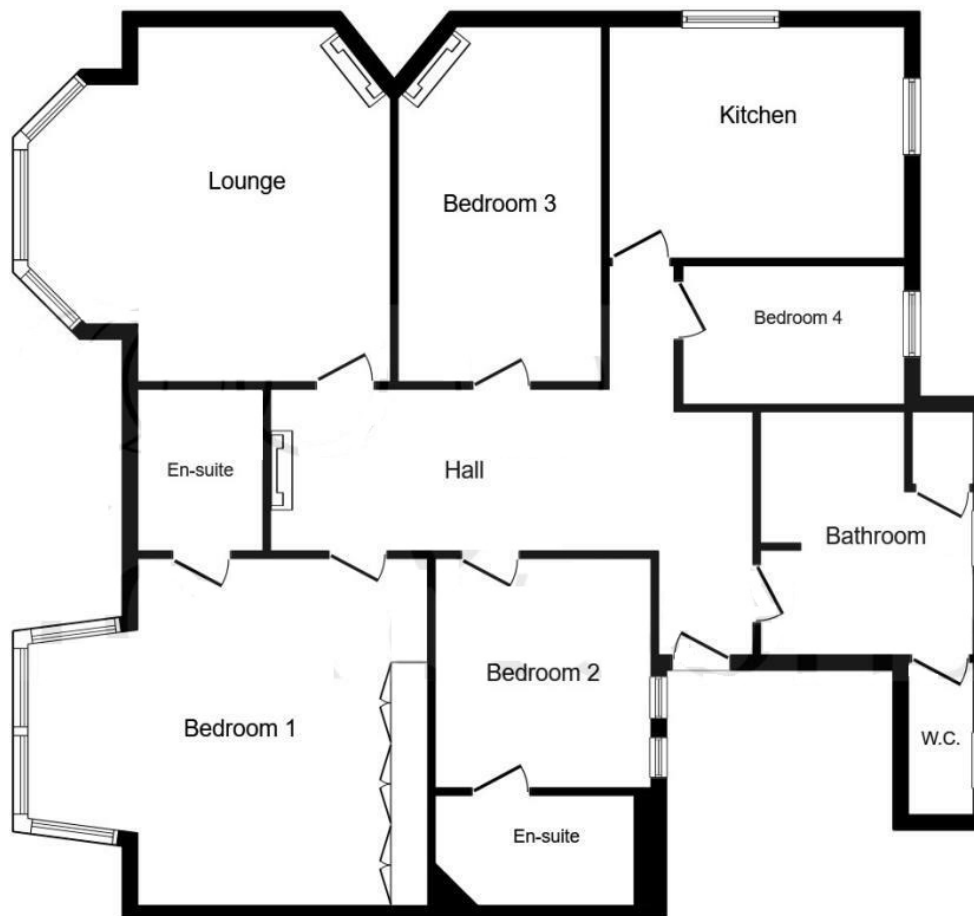
25% of outgoings payable as and when required

GROUND RENT:

Nil

(All details concerning the terms of the Lease and outgoings are subject to verification)





Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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