



2 Osbourne House, 63a Carlisle Road, Eastbourne, BN20 7BS

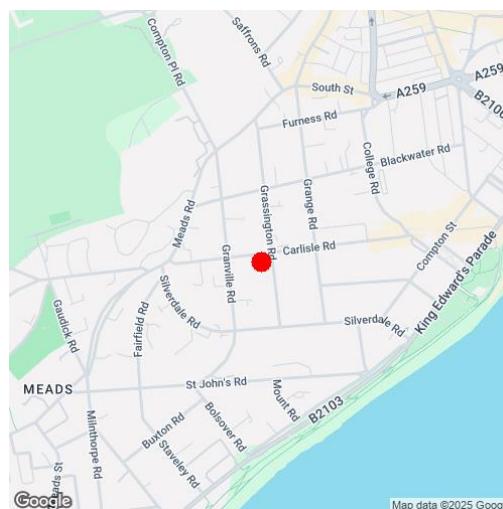
Guide Price £300,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

GUIDE PRICE £300,000 - £310,000. An immaculately presented two bedroom flat located on the first floor of this small development of just four properties, boasting two balconies and an allocated parking space. This delightful property is filled with light and enjoys accommodation comprising communal entrance hall, stairs and lift to all floors, large private entrance hall, south facing sitting/dining room with door to a large sunny balcony, modern kitchen with range of integral appliances with access to a second balcony, two excellent size double bedrooms with built in storage cupboards and one bedroom having the benefit of an en-suite shower room/wc and there is a further shower room/wc located off the entrance hall. The property has the remainder of a 999 year lease and has additional benefits which include double glazing and gas central heating. The property is conveniently located within walking distance of Eastbourne town centre, train station, theatres and seafront.





## At a Glance:

- Beautifully presented two bedroom first floor flat
- Popular Lower Meads location
- Spacious accommodation
- Allocated parking space
- Two balconies
- Remainder of 999 year lease
- Sitting/dining room
- Fully fitted modern kitchen
- Modern shower room
- En-suite shower room



## Accommodation:

**STAIRS & PASSENGER LIFT TO FIRST FLOOR**

**PRIVATE ENTRANCE HALL**

**SITTING/DINING ROOM**

19'3" (5.87m) x 13'4" (4.06m)

**DOOR TO BALCONY 1**

**KITCHEN**

10'10" (3.3m) x 9'4" (2.84m)

**DOOR TO BALCONY 2**

**BEDROOM 1**

16'0" (4.88m) x 10'5" (3.18m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

12'10" (3.91m) x 12'8" (3.86m)

**SHOWER ROOM**

**ALLOCATED PARKING SPACE**

## LEASE:

Remainder of 999 years.

## MAINTENANCE:

Approx £2,500 per annum

## GROUND RENT:

Peppercorn

## PETS:

T.B.C.

## SUB-LETTING:

T.B.C.

## COUNCIL TAX:

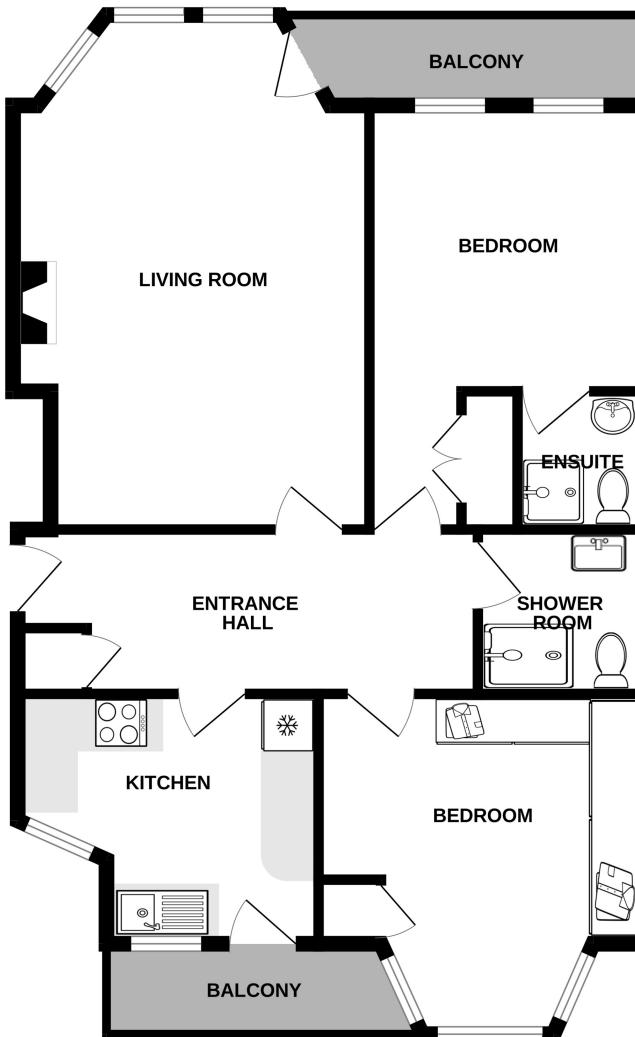
Band 'D'

## EPC:

'B'

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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