



# TOWN FLATS



01323 416600

Leasehold

Offers In Excess Of:  
**£170,000**



1 Bedroom



1 Reception



1 Bathroom



## 4 Carillon House, 18 Eversfield Road, Eastbourne, BN21 2AS

\*\*\*OFFERS IN EXCESS OF: £170,000\*\*\*

The property features a bright and welcoming open plan living space, seamlessly combining the kitchen and living room to create a sociable and functional area ideal for both relaxing and entertaining. The kitchen is well appointed and thoughtfully designed to maximise space and practicality. The bathroom is attractively presented and fitted with a charming roll top freestanding bath with separate shower cubicle, creating a classic and elegant feel. A spacious double aspect double bedroom provides a peaceful retreat with ample room for furnishings. Externally, the property further benefits from an allocated parking space to the rear, offering added convenience. Carillon House would make an ideal first time purchase, investment opportunity, or a comfortable home for those seeking a well presented apartment in a desirable setting.



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## Main Features

- Beautifully Presented Upperton Apartment
- 1 Double Bedroom
- Hall Floor
- Open Plan Lounge/Fitted Kitchen
- Modern & Stylish Bath & Shower Room/WC
- Double Glazing
- Allocated Parking Space

## Entrance

Communal entrance with hall floor private entrance door to -

## Hallway

Radiator. Fuse board. Double glazed window to side aspect.

## Open Plan Lounge/Fitted Kitchen

17'11 x 10'7 (5.46m x 3.23m )

Radiator. Carpet. Double glazed window to rear aspect.

**Kitchen Area:** Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine and under counter fridge/freezer. Part tiled walls.

## Double Aspect Bedroom

12'1 x 10'10 (3.68m x 3.30m )

Radiator. 2 Double glazed windows.

## Modern & Stylish Bath & Shower Room/WC

Suite comprising free standing roll top bath with central chrome mixer tap. Shower cubicle with wall mounted shower. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Radiator. Vinyl flooring. 2 Frosted double glazed windows.

## Parking

Allocated parking space to the rear.

EPC = D

Council Tax Band = A

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: £25 paid per quarter**

**Maintenance: £987.53 paid half yearly**

**Lease: 125 years from 1989. 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.