



Carlton House Devonshire Place, Eastbourne BN21 4AD

welcome to

Carlton House Devonshire Place, Eastbourne

A spectacular four bedroom, two en suite lower ground floor flat with a large garden forming part of this lovely conversion. In a superb Town Centre location close to local shops, seafront and train station. Viewings come highly advised to avoid missing out. ***Guide Price £325,000 - £365,000***



Entrance Hall

Door leading into entrance hall with radiator.

Lounge

16' 6" into bay x 15' 9" max (5.03m into bay x 4.80m max)
Bay window to the front aspect, fire place and radiator.

Kitchen

12' 4" max x 9' 9" max (3.76m max x 2.97m max)
Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, radiator and windows to the front and rear aspects.

Bedroom 1

16' 4" into bay x 15' 9" max (4.98m into bay x 4.80m max)
Bay window to the front aspect, fitted wardrobes and radiator.

En - Suite

Comprising shower cubicle, wash hand basin, WC, extractor fan and radiator.

Bedroom 2

10' 3" max x 8' 11" max (3.12m max x 2.72m max)
Window to the side aspect, fire place and radiator.

En - Suite

Comprising shower cubicle, WC, wash hand basin, extractor fan and radiator.

Bedroom 3

15' 10" max x 9' 2" max (4.83m max x 2.79m max)
Window to the side aspect, radiator.

Bedroom 4

9' 2" max x 6' max (2.79m max x 1.83m max)
Window to the side aspect and radiator.

Bathroom

Window to the side aspect, radiator, bath, wash hand basin, extractor fan and WC.

Rear Garden

A large private garden wrapping around the entire building. Being mainly laid to lawn with mature shrub borders.



Total floor area 126.3 m² (1,360 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN120031



welcome to

Carlton House Devonshire Place, Eastbourne

- FOUR BEDROOM APARTMENT
- LARGE GARDEN
- BAY FRONTED LOUNGE
- TWO EN - SUITE AND FAMILY BATHROOM
- SPACIOUS LIVING THROUGHOUT

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000 - £365,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120031



Property Ref:
EBN120031 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk