



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



0 Bedroom



1 Reception



1 Bathroom

£125,000



3 Carillon House, 18 Eversfield Road, Eastbourne, BN21 2AS

An excellent opportunity for both INVESTORS and FIRST TIME BUYERS, this generously proportioned 38m² bay-fronted studio apartment occupies the hall floor of an attractive converted building in the popular Upperton area. Enjoying a pleasant position opposite a garden square and park, the property also benefits from a SHARE OF FREEHOLD and is currently let at £850 per calendar month, with the existing tenant happy to remain should an investor purchase. Well positioned for everything Eastbourne has to offer, the property is within easy reach of the mainline railway station, town centre and seafront, making it a particularly convenient home or investment. With its attractive bay window, good-sized accommodation and central location, this versatile studio represents an appealing opportunity for a range of buyers.



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Main Features	Entrance
	Steps upto communal front door. Private entranced door on hall floor to -
• Generous Bay Fronted Studio Apartment	Hallway
• Share Of Freehold	Storage cupboard.
• Attractive Converted Building	Spacious Bay Windowed Studio Room
• Currently Let At £850 Per Calendar Month	16'2 x 15'3 (4.93m x 4.65m)
• Tenant Happy To Remain	Radiator. Single glazed Sash bay window to front aspect.
• Ideal Investment Or First Time Purchase	Fitted Kitchen
• Opposite Garden Square And Park	9'8 x 5'3 (2.95m x 1.60m)
• Popular Upperton Location	Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Wall mounted gas boiler. Double glazed window to front aspect.
• Close To Mainline Railway Station	Bathroom/WC
• Convenient For Town Centre & Seafront	Suite comprising panelled bath with chrome mixer tap and shower over. Wash hand basin. Low level WC. Radiator. Extractor fan.
	EPC = C
	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: N/A
Maintenance: £1640 per annum
Lease: 962 years remaining. We have been advised of the remaining 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.