



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£270,000



10 Castle Mount, 40 Carlisle Road, Eastbourne, BN20 7TD

Charming top floor apartment forming part of a popular purpose built development in Meads with a garage, reaping with natural light and views of the beautiful communal lawns to the rear and far reaching views to the front. Spacious lounge/diner which opens on to the sun room, modern fitted kitchen, bathroom with separate WC and two double bedrooms with ample of wardrobe space in both. The block also benefits from a share of freehold, passenger lift and is well maintained and managed.



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info@townflats.com

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Main Features

- Spacious Meads Apartment
- 2 Bedrooms
- Top Floor
- Lounge/Dining Room
- Sun Room
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- Garage

Entrance

Communal entrance with security entry phone system. Airing cupboard. Storage cupboard. Stairs and lift to top floor private entrance door to -

Hallway

Electric radiator. Entryphone handset.

Double Aspect Lounge/Dining Room

22'6 x 17'2 (6.86m x 5.23m)

Two electric radiators. Double glazed window to front and rear aspects. Double glazed French doors leading to -

Sun Room

10'11 x 6'3 (3.33m x 1.91m)

Double glazed windows to front aspect.

Fitted Kitchen

10'7 x 9'8 (3.23m x 2.95m)

Range of fitted shaker style wall and base units. Worktop with one & a half bowl inset single drainer sink unit and mixer tap. Inset induction hob. Extractor cooker hood. 'Eye' level double oven. Plumbing and space for washing machine and dishwasher. Space for under counter fridge and freezer. Double glazed window to rear aspect.

Bedroom 1

13'2 x 10'10 (4.01m x 3.30m)

Built-in wardrobes. Double glazed window to front aspect.

Bedroom 2

13'2 x 10'1 (4.01m x 3.07m)

Built-in wardrobes. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC. Frosted double glazed window.

Outside

The development has 'park-like' communal gardens to the rear.

Garage

Private garage with up and over door.

EPC = D

Council Tax Band = D

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: £2033.13 paid half yearly

Lease: 999 years from 1964. 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.