



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£179,950



1 Carew Lodge, 38 Carew Road, Eastbourne, BN21 2JG

A well presented two bedroom ground floor apartment forming part of the Carew Lodge development on Carew Road. The property offers generous, well balanced accommodation throughout and benefits from a bright bay window to the side aspect, creating a lovely sense of space and natural light in the living area. There are two good sized double bedrooms, ideal for sharers, guests or those working from home. The bathroom is fitted with a clean white suite, offering a fresh and neutral finish. The spacious kitchen provides ample storage and worktop space, making it both practical and functional for everyday living. Externally, the apartment enjoys its own outside space, perfect for relaxing or entertaining. The property also benefits from an allocated parking space (No. 1), adding valuable convenience. An excellent opportunity for first time buyers, downsizers or investors seeking a well proportioned home in a desirable location.

Main Features

- Spacious & Well Presented Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Garden Laid To lawn With Flower Bed
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Entryphone handset. Cupboard.

Lounge

18'6 x 12'6 (5.64m x 3.81m)

2 Radiators. Carpet. Double glazed bay window to side aspect. Double glazed patio doors to private garden.

Fitted Kitchen

12'9 x 7'10 (3.89m x 2.39m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for 5 ring cooker. Space for fridge/freezer. Plumbing and space for washing machine and tumble dryer. Part tiled walls. Double glazed window to rear aspect.

Bedroom 1

11'11 x 11'7 (3.63m x 3.53m)

Radiator. Double glazed window to side aspect.

Bedroom 2

12'8 x 6'8 (3.86m x 2.03m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail. Airing cupboard. Frosted double glazed window.

Outside

Garden laid to lawn with flower bed.

Parking

Allocated parking space (No. 1)

EPC = C

Council Tax Band = C

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: Awaiting confirmation

Maintenance: £3500 per annum

Lease: 999 years from 2021. 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.