



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£260,000 - £275,000



2 Bedroom



1 Reception



2 Bathroom



4 Como House, 105 Carlisle Road, Eastbourne, BN20 7TD

GUIDE PRICE £260,000 - £270,000

Situated within the highly sought after Meads area, this immaculately presented two bedroom apartment offers bright, spacious, and beautifully maintained accommodation, perfectly positioned within walking distance of Meads Village, the seafront, and all that Eastbourne has to offer. Offered to the market CHAIN FREE and benefiting from a long lease, the property presents an exceptional opportunity for those seeking a relaxed coastal lifestyle. The property boasts a generous and light filled living space with access onto a delightful sun balcony enjoying lovely views over the surrounding area, creating the perfect setting for relaxing or entertaining. The well appointed kitchen is complemented by two large proportioned bedrooms, together with a fitted bathroom and the added convenience of a separate shower room. Further benefits include a garage, beautifully maintained communal gardens, and an enviable position within one of Eastbourne's most desirable residential locations. Combining space, comfort, and an exceptional setting close to the coast, this superb apartment would make an ideal permanent residence, second home, or downsizing opportunity.

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Eastbourne, BN20 7TD

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Main Features

- Well Presented & Spacious Lower Meads Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony Overlooking Communal Gardens
- Spacious Fitted Kitchen
- Bathroom/WC
- Shower Room/WC
- Garage
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. 2 storage cupboards.

Bedroom 2

15'1 x 8'11 (4.60m x 2.72m)
Radiator. Double glazed window.

Bedroom 1

16'6 x 12'5 (5.03m x 3.78m)
Radiator. Double glazed window.

Bathroom/WC

Suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

Shower Room/WC

Suite comprising wall mounted shower and base unit. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

Double Aspect Lounge

19'11 x 14'4 (6.07m x 4.37m)
2 Radiators. Open to Kitchen. 2 Double glazed windows. Double glazed sliding doors to -

Sun Balcony

With beautiful views over communal gardens.

Fitted Kitchen

14'6 x 7'9 (4.42m x 2.36m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Plumbing and space for washing machine. Space for fridge/freezer. Wall mounted boiler. Radiator. Double glazed window.

Outside

Communal gardens.

Parking

Garage with up & over door. There is also visitors parking.

EPC = C

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: £2300 per annum

Lease: 953 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.