

HUNT FRAME

ESTATE AGENTS



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Flat 2 15 Carlisle Road, Eastbourne, BN21 4BT

Price Guide £179,950



A LIGHT & BRIGHT, DOUBLE BEDROOM SPLIT LEVEL CONTEMPORARY APARTMENT within the heart of LOWER MEADS. The accommodation which is arranged over two floors comprises of an 'L' SHAPED OPEN PLAN LOUNGE/with MODERN KITCHEN with access to a BALCONY/TERRACE, the DOUBLE BEDROOM is on the upper floor with an EN-SUITE SHOWER ROOM and SEPARATE CLOAKROOM can be found to the lower floor. Viewing is highly recommended to appreciate the quality of the recently converted apartment.

Situated very close to Eastbourne's seafront and town centre, with easy access to a wide range of shops and restaurants and the nearby theatres, the Towner Art Gallery and Devonshire Park Tennis Centre, which are all within a couple of minutes walk. An ideal position to enjoy stunning walks by the sea, to the South Downs and to the huge number of local amenities.



ENTRANCE

Communal entrance, hall floor access into the apartment.

ENTRANCE LOBBY

Entrance hall, security entry phone, built-in double cloaks/storage cupboard, stairs down to lower level, door to the bedroom.

DOUBLE BEDROOM

8'7 x 8'4 (2.62m x 2.54m)

Feature full length double glazed window to the rear, recessed lighting, over bed reading lights, wall mounted electric heater, door to:

EN-SUITE SHOWER ROOM

In a white suite comprising of a tiled shower cubicle, low-level WC, wall mounted wash hand basin, heated chrome towel ladder, marble tiled walls and floor, recessed lighting, underfloor heating.

OPEN PLAN SITTING ROOM/KITCHEN

22'7 x 18'7 (6.88m x 5.66m)

With double glazed patio doors leading onto the private terrace/balcony, two wall mounted electric heaters, TV point, solid wood flooring.

MODERN KITCHEN

In a range of wall and base mounted cupboards and drawers, solid granite worktops, inset 1 1/2 bowl stainless steel sink, built-in oven and four ring electric hob with extractor hood above, integrated fridge and freezer, recessed lighting, integrated washing machine.

TERRACE

CLOAKROOM

Contemporary style suite comprising low-level WC and wash basin with cupboard below, marble tiled walls and floor, heated towel rail.

OUTGOINGS

LEASE: 125 YEARS FROM 01/01/2016 115 YEARS REMAINING

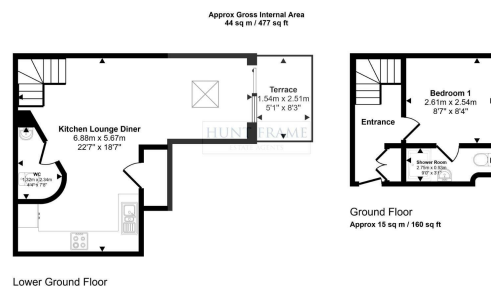
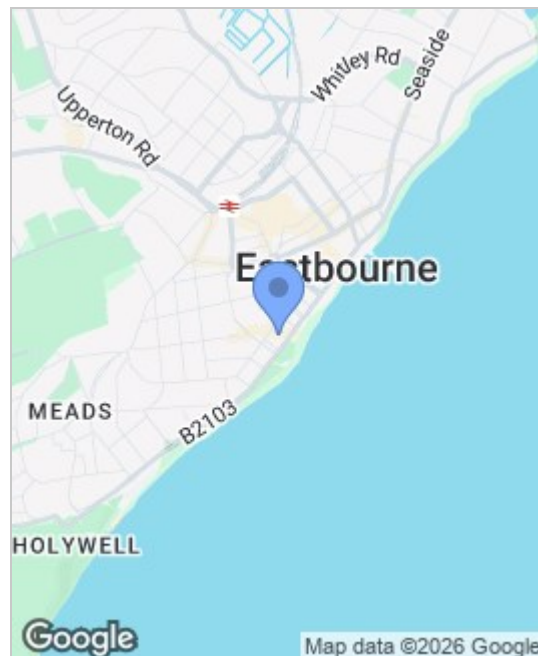
MAINTENANCE: (variable) but usually between £550-£580 TWICE YEARLY

GROUND RENT: £200 PA

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential

buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	
			67				

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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