TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£190,000 - £210,000

29 High Trees, Carew Road, Eastbourne, BN21 2JB

GUIDE PRICE £190,000 - £200,000
A beautifully presented two double bedroom apartment, occupying the top floor (third floor) of this popular purpose-built development. The property offers bright, spacious and well-balanced accommodation throughout and has been well maintained by the current owners, allowing the new purchaser to move straight in with ease. The apartment benefits from double glazing and attractive far-reaching views. The development is well managed and provides residents with first come, first served parking, as well as well-kept communal areas. The property would make an excellent purchase for a first-time buyer, those looking to downsize or an investor seeking a strong buy-to-let opportunity. Ideally positioned for convenient access to a range of local amenities, transport connections and the many attractions Eastbourne has to offer. With its generous room proportions, excellent condition and lengthy lease, this is an appealing apartment in a well-regarded development. The vendors are suited and are looking for a chain-free onward purchase.

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Main Features

- Beautifully Presented Upperton Apartment
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room
- Separate WC
- Double Glazing
- Passenger Lift
- Residents Parking

Entrance
Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to –

Hallway
Electric radiator. Two built-in cupboards. Entryphone handset.

Double Aspect Lounge
15'9 x 12'11 (4.80m x 3.94m)
Electric radiator. Double glazed windows to rear and side aspect. Double glazed doors to Juliette balcony.

Fitted Kitchen
13'4 x 7'0 (4.06m x 2.13m)
Range of fitted wall and base units. Block wood worktop with inset single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for cooker. Larder style cupboard. Double glazed window to rear aspect.

Bedroom 1
11'11 x 11'5 (3.63m x 3.48m)
Electric radiator. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 2
10'7 x 9'8 (3.23m x 2.95m)
Electric radiator. Double glazed window to front aspect.

Modern Shower Room
Suite comprising shower cubicle. Wash hand basin. Electric heated towel rail. Double glazed window to front aspect.

Separate WC
Low level WC. Wash hand basin. Double glazed window to front aspect.

Parking
There is residents parking.

EPC = E

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: £200 per annum
Maintenance: Approximately £2000 per annum
Lease: 114 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.