TOWN FLATS

01323 416600

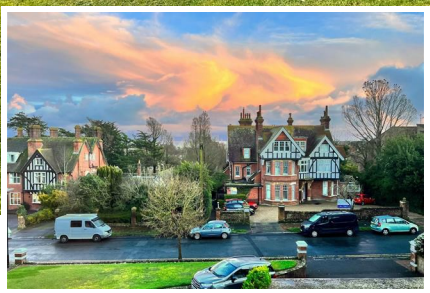
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£295,000









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

A rare, triple aspect first floor apartment offering exceptional space, privacy and natural light in the heart of prestigious Lower Meads. Unlike many apartments, the property has windows on three sides and no shared party walls with neighbouring flats, giving it an unusually private, almost detached feel. The impressive lounge/dining room opens into a glass-enclosed sun room and balcony, with expansive glazing making the most of the elevated outlook across the greenery and Edwardian architecture of Meads, towards the sea horizon and west towards the South Downs. The position also provides wonderful sunrises and ever changing coastal skies, while both generous double bedrooms enjoy attractive, un-overlooked outlooks across mature trees and surrounding period properties. Castlemount is a particularly well maintained and managed development, approached via an attractive carriage driveway framed by mature pines and manicured lawns, with beautifully maintained park like communal gardens. The communal areas have also recently undergone a high quality refurbishment, complementing the impressive setting. Further benefits include lift access, a share of freehold and easily accessible garage en-bloc. The location completes the package, with Meads Village, the seafront, theatres, leisure facilities, Devonshire Park, home to Eastbourne's international tennis tournament and regular direct trains from Eastbourne Railway Station (just over 1 mile on foot from apartment) to London, coastal and inland locations and Gatwick Airport – all within walking distance.

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Main Features

- Rare Triple Aspect Apartment
- No Adjoining Party Walls
- Sea And South Downs Outlooks
- Two Generous Double Bedrooms
- Sun Room And Private Balcony
- Share Of Freehold
- Lift And Garage En-Bloc
- Beautiful Park-Like Gardens
- Recently Refurbished Communal Areas
- Prime Lower Meads Location

Entrance
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway
Radiator. 2 storage cupboards.

Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Lounge/Dining Room
17'9 x 12'1 / 10'4 x 10'0 (5.41m x 3.68m / 3.15m x 3.05m)
2 radiators. Double glazed windows to front aspect. Double glazed door to -

Sun Room
10'3 x 4'10 (3.12m x 1.47m)
Double glazed patio doors to -

Sun Balcony
With views to the front aspect.

Fitted Kitchen
10'8 x 10'1 (3.25m x 3.07m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring gas hob. Eye level double electric oven. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Space for 1 under counter appliance. Double glazed window to side aspect.

Bedroom 1
14'1 x 11'11 (4.29m x 3.63m)
Radiator. Double glazed window to side aspect.

Bedroom 2
12'0 x 10'8 (3.66m x 3.25m)
Radiator. Built-in & fitted wardrobes. Double glazed window to side aspect.

Bathroom
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Outside
Lawned park-like communal gardens to the rear of the block.

Parking
Garage en-bloc with up & over door.

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: £4066.25 per annum
Lease: 999 years from 1964. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.