



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £215,000



## 2 High Trees, 22 Carew Road, Eastbourne, BN21 2JB

An extremely well presented 2 bedroom ground floor apartment that offers spacious and well proportioned accommodation. Enviably situated in Upperton the flat benefits from 2 double bedrooms, a wonderful lounge/dining room with French doors to Juliette balcony, refitted kitchen, luxury bathroom/WC and cloakroom. The development is set in lawned communal gardens with residents parking facilities and a garage with up & over door. With an extended lease term, an internal inspection comes very highly recommended.

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

**£215,000**

## Main Features

- Well Presented Uppertrou Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Luxury Bathroom/WC
- Separate Cloakroom
- Double Glazing
- Communal Gardens
- Garage

### Entrance

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

### Hallway

Night storage heater. Part panelled walls. Airing cupboard housing hot water cylinder. 3 built-in cupboards.

### Lounge/Dining Room

20'2 x 11'2 (6.15m x 3.40m )

Replacement electric heater. Television point. Double glazed French doors to Juliette balcony.

### Fitted Kitchen

10'2 x 7'9 (3.10m x 2.36m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point with gas outlet. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Part tiled walls. Wood effect flooring. Double glazed window.

### Bedroom 1

12'8 x 11'3 (3.86m x 3.43m )

Double bedroom with night storage heater. Double glazed window.

### Bedroom 2

11'6 x 9'6 (3.51m x 2.90m )

Double bedroom with night storage heater. Double glazed window.

### Modern Luxury Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower overt and shower screen. Low level WC with concealed cistern. Vanity unit with wash hand basin, mixer tap, display worktop and built-in cupboard. Wall unit. Acrylic panelled walls. Inset spotlights. Extractor fan.

### Cloakroom

Low level WC. Part tiled walls.

### Outside

The development is set in lovely communal gardens.

### Parking

Garage with an up & over door.

EPC = D

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: £968.44 paid half yearly**

**Lease: 113 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto: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.