



2 Bedroom



1 Reception



1 Bathroom

Leasehold

£200,000



9 Highgrove, 63 Carlisle Road, Eastbourne, BN20 7BN

Guide Price £200,000 - £210,000

A stunning and deceptively spacious top floor converted apartment in the heart of the highly sought after Meads area. This beautifully presented apartment offers generous living accommodation including two double bedrooms, generous size living room, modern fitted kitchen and bathroom. In this convenient location you are just a short distance away from a great choice of local shops, restaurants, the town centre and Eastbourne seafront. To fully appreciate what this has to offer and to avoid disappointment an internal viewing is essential.



Main Features

• Converted Flat	Entrance Communal entrance with security entryphone system. Stairs to top floor with private entrance to –
• 2 Bedrooms	Entrance Hallway Entryphone handset. Telephone point.
• Top Floor	
• Lounge	Lounge 15'01 max x 15'0 max (4.60m max x 4.57m max)
• Fitted Kitchen	Radiator. Central heating boiler in cupboard. Double glazed window to front aspect.
• Modern Bathroom	Fitted Kitchen 12'08 x 7'01 (3.86m x 2.16m) Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Integrated electric oven with gas hob and extractor cooker hood above. Integrated washing machine and dishwasher. Space for fridge. Loft hatch with step ladder (not inspected). Double glazed window to front aspect.
• Double glazing	
• Short Distance To Local Shops	Bedroom 1 15'01 x 14'04 (4.60m x 4.37m) Radiator. Double glazed window to side aspect.
	Bedroom 2 12'11 x 8'10 (3.94m x 2.69m) Radiator. Double glazed window to side aspect.
	Modern Bathroom Suite comprising corner panelled bath with power shower. Pedestal wash hand basin set in vanity unit. Low level WC set in vanity unit. Heated towel rail. Velux window to front aspect.
	EPC = 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: Awaiting confirmation.
Maintenance: Approximately £800 half yearly.
Lease: Approximately 95 years remaining. We have been advised of the remaining lease term, we have not seen the lease.