





## 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.



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## **Main Features**

	Further and
Converted Flat	Entrance Communal entrance with security entryphone system. Stairs to top floor with private entrance to –
• 2 Bedrooms	
• Top Floor	Entrance Hallway Entryphone handset. Telephone point.
Lounge	Lounge
Fitted Kitchen	15'01 max x 15'0 max (4.60m max x 4.57m max) Radiator. Central heating boiler in cupboard. Double glazed window to front aspect.
Modern Bathroom	Fitted Kitchen
Double glazing	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
• Short Distance To Local Shops	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.
	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.

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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.