



Leasehold

£194,950

 2 Bedroom

 1 Reception

 1 Bathroom



8 Carmen Court, Eastbourne Road, Willingdon, BN20 9NP

Wonderful views of the Heritage down land can be enjoyed to the rear of this lovely first floor flat in Willingdon. Having two double bedrooms and a bay fronted sitting room there is also a kitchen/breakfast room and a bathroom/wc. Double glazing and gas fired central heating and radiators also extend throughout. Local shops in Willingdon Triangle are just yards away and regular bus services run into Polegate with its high street shops and mainline railway station. Pubs and eateries in Willingdon Village are also within close walking distance.



Main Features

- Purpose Built
- 2 Bedrooms
- First (Top) Floor
- Sitting/Dining Room
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing

Entrance

Communal entrance with staircase to first (top) floor landing. Private entrance door to

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Hallway

Radiator. Airing cupboard. Cupboard. Access to loft with retractable ladder (not inspected).

Sitting/Dining Room

17'8 x 12'9 (5.38m x 3.89m)

Radiator. Fireplace with wall mounted gas fire, surround and mantel above. Double glazed window to front aspect.

Fitted Kitchen/Breakfast Room

11'1 x 8'2 (3.38m x 2.49m)

Range of units comprising of bowl and a half single drainer sink unit with mixer tap, part tiled walls and surround worksurfaces with cupboards and drawers under. Space for gas cooker and fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Breakfast bar. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed window to rear aspect enjoying stunning downland views.

Bedroom 1

14'1 x 12'9 (4.29m x 3.89m)

Radiator. Carpet. Double glazed window to rear aspect enjoying stunning downland views.

Bedroom 2

10'4 x 10' (3.15m x 3.05m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin set in vanity unit with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The property is approached and surrounded by communal gardens.

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: £148.41 per annum.

Maintenance: £1386.36 per annum.

Lease: 999 years from 1968. We have been advised of the lease term, we have not seen the lease.