TOWN FLATS

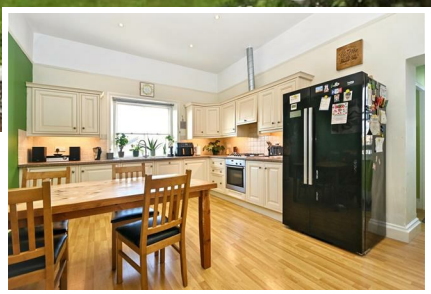
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Leasehold - Share of Freehold

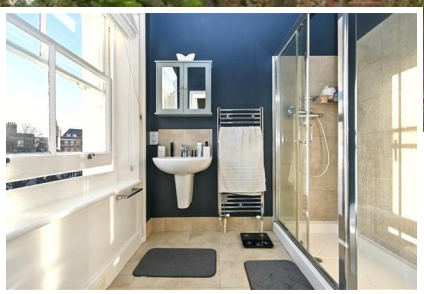
3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£300,000 - £320,000









4 Carlton House, 4 Devonshire Place, Eastbourne, BN21 4AD

GUIDE PRICE £300,000 TO £320,000
An incredibly spacious 3 bedroom top floor apartment forming part of this detached residence. Enviably situated yards from the seafront and town centre the flat provides versatile and well proportioned accommodation comprising of 3 double bedrooms, the master having an en-suite shower room/WC, further spacious refitted bath & shower room/WC, fitted kitchen/breakfast room with utility room, large storage area in the loft (not inspected), wonderful hallway and shed in the garden. Further benefits include gas central heating and a share of the freehold. Being sold CHAIN FREE an internal inspection comes highly recommended.

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Leasehold - Share of Freehold

4 Carlton House, 4 Devonshire Place, Eastbourne, BN21 4AD

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Main Features

- Incredibly Spacious Apartment Yards From The Seafront & Town Centre
- 3 Bedrooms
- Second (Top) Floor
- Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- Bath & Shower Room/WC
- En-Suite Shower Room/WC
- Communal Gardens
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs to second (Top) floor private entrance door to -

Hallway
Radiator. Dado rail. Entryphone handset. Loft access (not inspected).

Lounge/Dining Room
15'9 x 10'10 (4.80m x 3.30m)
Radiator. Picture rail. Television point. Sash window to front aspect.

Fitted Kitchen/Breakfast Room
15'2 x 11'9 (4.62m x 3.58m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Integrated dishwasher. Part tiled walls. Space for upright fridge/freezer. Wood effect flooring. Radiator. Inset spotlights. Sash window with far reaching views towards the South Downs. Opening to -

Utility Room
Wall mounted gas boiler. Plumbing and space for washing machine. Frosted window.

Bedroom 1
15'0 x 11'2 (4.57m x 3.40m)
Radiator. Picture rail. Dado rail. Fitted wardrobe with sliding doors. Sash window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Inset spotlights. Part tiled walls. Tiled floor. Heated towel rail. Sash window.

Bedroom 2
15'6 x 9'4 (4.72m x 2.84m)
Radiator. Picture rail. Sash window with views towards the South Downs.

Bedroom 3
15'3 x 6'10 (4.65m x 2.08m)
Radiator. Picture rail. Fitted wardrobe with sliding doors. Sash window.

Bath & Shower Room/WC
Suite comprising panelled bath with tiled surround. Shower cubicle with rainwater shower head. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Radiator. Sash window.

Outside
The flat has communal gardens to the side & rear and a brick built storage shed.

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: N/A
Maintenance: As & when required
Lease: 999 years from 1986. We have been advised of the 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.