

HUNT FRAME

ESTATE AGENTS



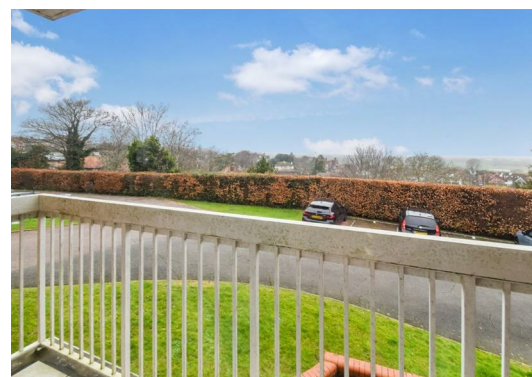
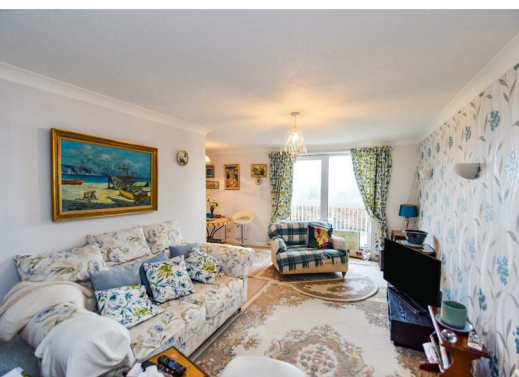
2 Carew Views, 30 Carew Road, Eastbourne, BN21 2JL

Price Guide £210,000



CHAIN FREE. With SHARE OF FREEHOLD. Spacious GROUND FLOOR apartment with far reaching VIEWS from its BALCONY along with a GARAGE and a SHARE in the FREEHOLD. The accommodation has TWO BEDROOMS, a SPACIOUS LOUNGE with a SEPARATE DINING AREA, a BATHROOM, SEPARATE WC and a MODERN KITCHEN with fitted oven and hob. The property also has electric heating, double glazing and comes highly recommended by sole agents Hunt Frame.

Carew Views is situated within the highly sought after Upperton area of Eastbourne within easy reach of Eastbourne's town centre which provides mainline rail services to London Victoria and to Gatwick. To the west of Eastbourne sits the South Downs National Park with miles of unspoilt countryside providing wonderful recreational opportunities



COMMUNAL ENTRANCE

Steps and a pathway down to the communal entrance, entrance to flats one and two.

HALLWAY

Spacious entrance hall with a large storage cupboard, doors off to both bedrooms, WC, bathroom and sitting room, electric heater.

SITTING/DINING ROOM

18'0 x 17'4 (5.49m x 5.28m)

L shaped sitting/dining room, radiator, UPVC double glazed doors overlooking and giving access to the balcony with fine, reaching views across Eastbourne and beyond, dining area with a second electric heater, double glazed window to the side elevation, doorway through to the kitchen.

KITCHEN

8'2 x 7'1 (2.49m x 2.16m)

Fitted with a modern range of floor standing and wall mounted cupboards with complementary roll edge worktop space, inset stainless steel sink unit with mixer tap and drainer, plumbing and space for a washing machine, space for an additional under counter appliance, fitted electric single oven with a four ring electric hob and extractor unit over, tiled splashbacks, UPVC double glazed window to the side elevation.

BALCONY

Accessed from the sitting room with far reaching views across Eastbourne.

BEDROOM 1

10'8 x 10'0 (3.25m x 3.05m)

UPVC double glazed window to the front elevation, electric radiator, recessed fitted wardrobe with sliding mirrored doors.

BEDROOM 2

11'6 x 7'2 (3.51m x 2.18m)

UPVC double glazed window to the front elevation.

BATHROOM

Fitted with a panelled bath with a Mira shower unit over, curved shower screen, partly tiled walls, low-level WC, pedestal wash basin, mirror fronted cabinet, double glazed window to the side elevation, upright ladder style radiator.

SEPARATE WC

Comprising of a low level WC, mirrored cabinet, wash hand basin, electric heater, double glazed window to the side aspect.

OUTSIDE

Communal gardens, access to the garage, which can be found to the rear of the building, there is also a private area of patio to the front of the property.

OUTGOINGS

MAINTENANCE: APPROX £1400 PA

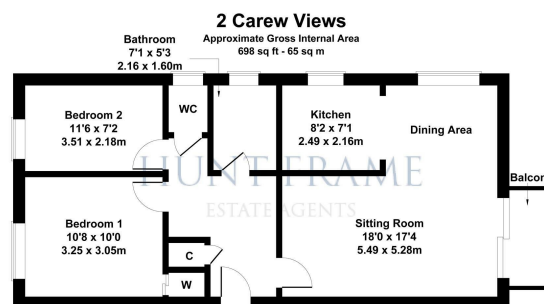
GROUND RENT: NIL

LEASE: SHARE OF FREEHOLD 999 YEARS FROM 25/12/1985 - 959 YEARS REMAINING

COUNCIL TAX: C

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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