



**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.

## OUTGOINGS

MAINTENANCE: APPROX £1400 PA

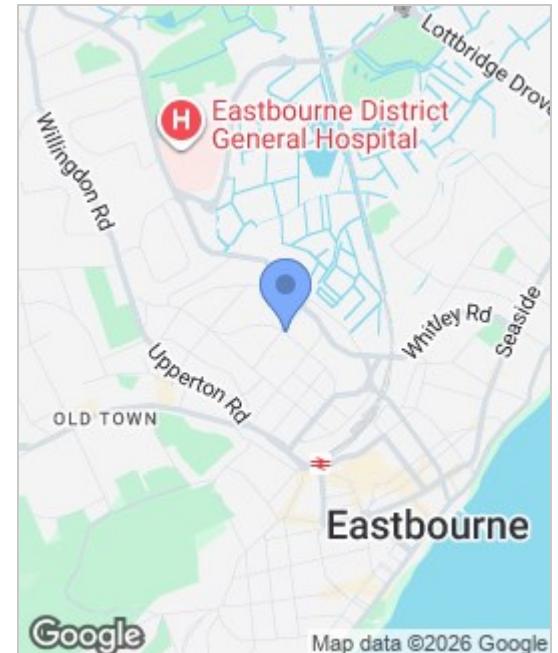
GROUND RENT: NIL

LEASE: SHARE OF FREEHOLD 999

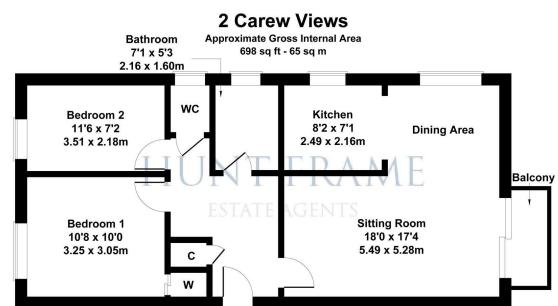
YEARS FROM 25/12/1985 - 959 YEARS

REMAINING

COUNCIL TAX: C



Map data ©2026 Google



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

| Energy Efficiency Rating                                   |           | Environmental Impact (CO <sub>2</sub> ) Rating                                 |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |           |
| England & Wales  |           | EU Directive 2002/91/EC  |           |

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