



OAKLEAF



Carlisle Road, Eastbourne

Asking Price £325,000



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A rare opportunity has arisen, to own this stunning two bedroom, first floor, period conversion apartment, situated in the sought after Meads area of Eastbourne on the beautifully tree lined Carlisle road.

Located within a short distance of Eastbourne seafront, Eastbourne town centre and Meads village, this property is perfect for anyone looking to settle down by the seaside and relax.

Upon entering the property you are met with a wave of natural light through the large, glazed landing windows with period feature frames. The first landing benefits from a downstairs w/c with glazed windows and wash hand basin. The main floor of the property boasts multiple storage facilities in the hall way and a vast amount of space.

The living room is a spacious, bright and characterful room, with a sloping eaves ceiling, large front facing windows and two Velux windows to the side offering lovely views of Carlisle road and Eastbourne college grounds.

Bedroom one is a very spacious double room with eaves storage and a large walk-in wardrobe space with skylight. The south facing perspectives provides you with an abundance of sunlight a lovely views over the grounds surrounding. Bedroom two also has south facing views and plenty space making it the perfect room for the kids or an ideal guest suite.

The bathroom is a three piece suite with shower overhead and a white modern finish. Entering the kitchen you have an array of cupboard space, some integrated appliances including fridge/freezer, dishwasher and electric oven with a four ring electric hob and extractor above.

The roof terrace really sets the property in a league of its own, with 180 degree views making it the perfect hosting space and an ideal viewing point for Eastbourne's Airbourne.

The property is available with no onward chain.

Internal viewings are highly recommended by the sole agent.





Living Room

18'3" x 14'7" (5.57 x 4.47)

Kitchen

8'10" x 10'10" (2.70 x 3.32)

Bedroom 1

14'8" x 13'1" (4.49 x 4.01)

Bedroom 2

13'2" x 10'9" (4.02 x 3.30)

Bathroom

5'3" x 7'8" (1.62 x 2.35)

WC

5'8" x 4'10" (1.74 x 1.49)

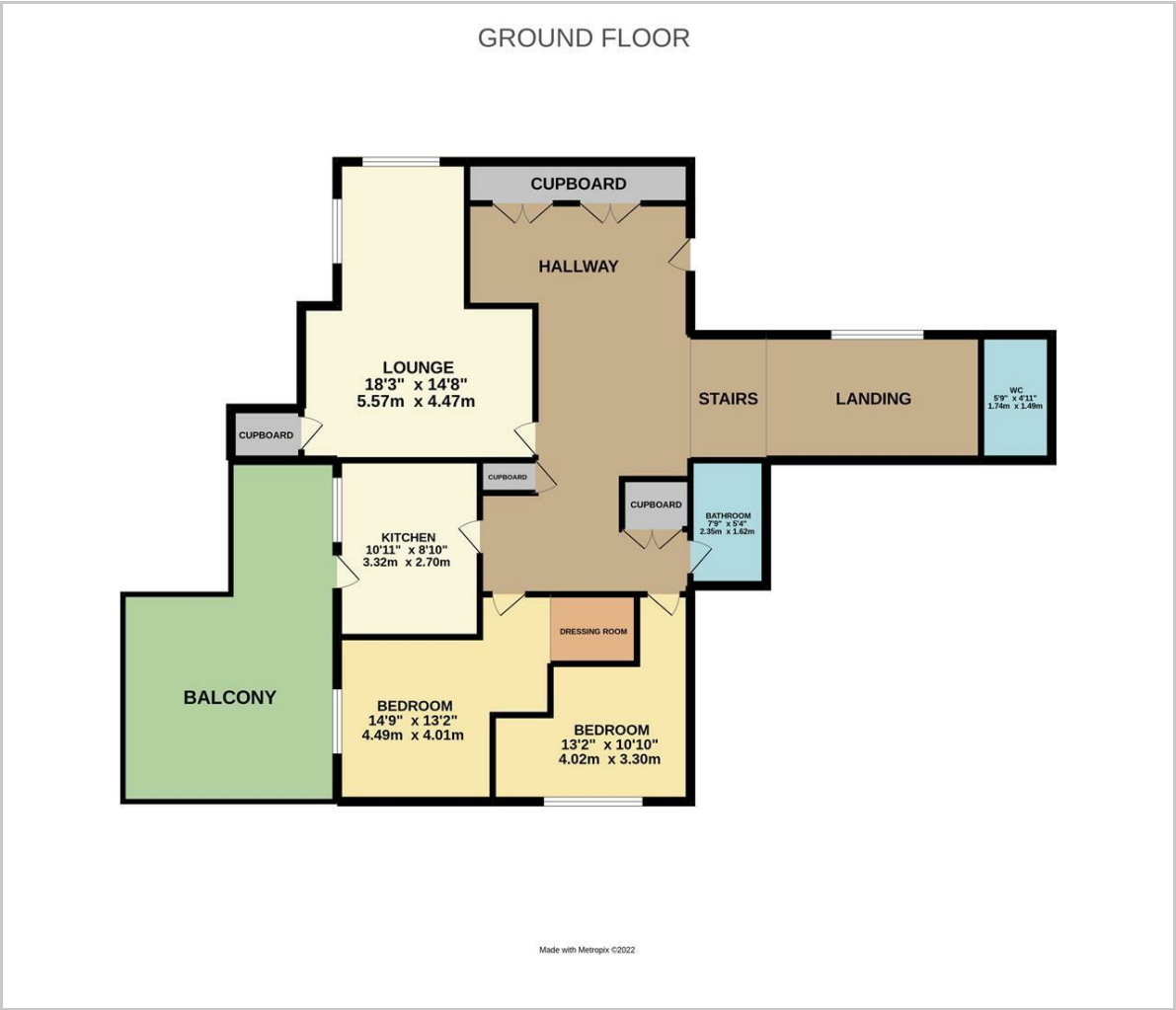
Council Tax Band - B

Lease information

The seller advises the lease is a share of freehold with a 1/7 share of the freehold and approximately 999 years remaining on the lease from 2002. The maintenance charges are approximately £600 p/a. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

