



Leasehold

£219,950



2 BEDROOM



1 RECEPTION



1 BATHROOM



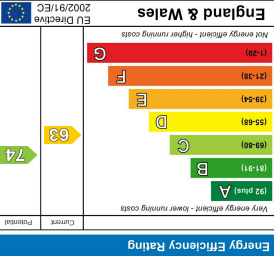
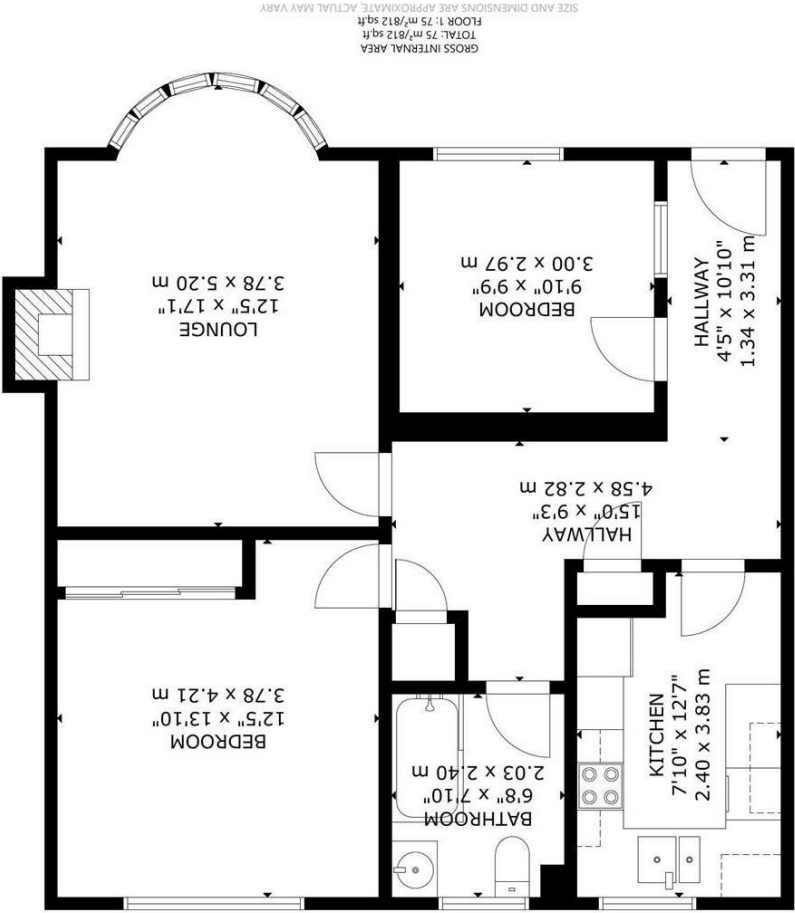
0 GARAGE

archer

& PARTNERS

- Ideal for FTBs
- Beautifully Presented
- Spacious G/F Flat
- Lounge/Dining Room
- Modern Kitchen
- 2 Good Size Bedrooms
- Lovely Bathroom/wc
- Large Hallway
- Gas c/h & Dbl glz
- Long Lease Term

Eastbourne Road, Eastbourne



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Eastbourne Road, Eastbourne

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - IDEAL FIRST TIME PURCHASE - Most Spacious Ground Floor Flat - Beautifully Presented - Large Hallway - Bay Fronted Lounge/Dining Room - Modern Kitchen to Include Fitted Appliances - 2 Good Size Bedrooms - Lovely Bathroom/wc - Gas c/h & Dbl glz - Long Lease

A most spacious and beautifully presented 2-bedroomed ground floor flat conveniently located within walking distance of shops, bus services and the South Downs. The property has been tastefully modernised throughout and features a large L-shaped hallway with two built-in storage cupboards, a bay fronted lounge/dining room, fitted kitchen to include oven, hob and extractor, two good size bedrooms - with bedroom one having fitted wardrobes and there is a nicely tiled bathroom. The flat also has solid wood internal doors, gas fired central heating, double glazing as well as having the advantage of a long lease term.

Within walking distance are shops at Willingdon Triangle and further amenities at Freshwater Square, Seven Sisters Road. Bus services pass along Eastbourne Road and there is a mainline railway station at Polegate, which is approximately one and half miles. From Meachants Lane, is access to The South Downs National Park, providing many countryside walks enjoying superb views of the surrounding area.



Eastbourne Road, Eastbourne

Communal Entrance into Communal Hallway with private front door into a most spacious L-shaped hallway with two built-in storage cupboards.

Bay Fronted Lounge/Dining Room 5.24m max x 3.90m (17'2" max x 12'9")

Kitchen 3.82m x 2.42m (12'6" x 7'11")

Bedroom 1 4.22m x 3.90m (13'10" x 12'9")

Bedroom 2 3.09m x 3.07m (10'1" x 10'0")

Bathroom 2.38m x 1.95m (7'9" x 6'4")

Outside  
To the front of Carmen Court is a paved Communal Garden and pathways with access to Gorringe Valley Road and Eastbourne Road. To the rear are Communal Parking areas.

Council Tax  
The property is in Band B. The amount payable for 2025-2026 is £1,980.25. This is taken from voa.gov.uk

Approximately 75 square metres or 807 square feet.

Information  
This lovely flat is nicely presented throughout and upon entering there is a surprisingly spacious L-shaped entrance hall with two built-in storage cupboards and there are solid wood internal doors. The tastefully fitted kitchen includes Zanussi appliances consisting of an electric oven, ceramic hob with splashback and extractor above. There are ample work surfaces with a small breakfast bar and enclosed in a corner unit is an Ideal Classic gas fired combi boiler. The spacious bay fronted lounge/dining room has a modern style fireplace

with electric fire and bedroom one has fitted wardrobes with mirror fronted sliding doors. A particular feature is the superb bathroom, which is nicely tiled and has a white suite consisting of an oval bath, wall shower with separate rain head shower and an oval wash hand basin with mixer tap mounted onto a wooden unit as well as a heated towel rail.