



Flat 5, Cloona East, Carlisle Road, Eastbourne, BN20 7TD

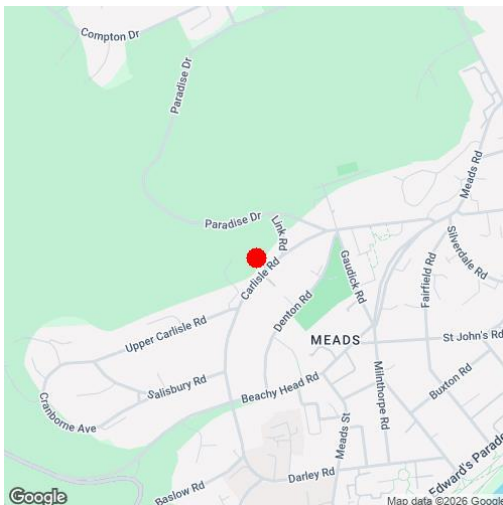
Price £350,000 | Share of Freehold

LS Leaper
Stanbrook

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A magnificent and extremely spacious three bedroom, two reception and two bathroom flat (c110 sq m) boasting south facing sun balcony with sea views. Located on the second / top floor of this handsome detached period building within the much sought after Meads area of Eastbourne. The flat is in an exceptionally peaceful area and within metres of the South Downs. This property is beautifully presented throughout and enjoys spacious rooms with light and airy accommodation comprising communal entrance hall (used by two flats), private entrance hall (with access to loft space), dining room, further large inner hallway, open plan sitting room and kitchen with open fire and doors opening onto the balcony. The kitchen area comprises modern fitted walls and base units along with some built in appliances plus fitted sink with mixer tap. There are three excellent size bedrooms, the main bedroom enjoys the benefit of a modern en-suite shower room plus there is a main bathroom with contemporary fittings located off the hallway. This delightful flat is offered to the market chain free. Cloona East comprises half of the mansion house and is share of freehold which is self managed by the three owners. Set within well kept grounds, additional benefits include secondary glazing, an allocated parking space and space for a small shed in the gardens.





At a Glance:

- Stunning and beautifully presented three bedroom flat
- Large open plan kitchen / living room with open fire
- South facing balcony with sea views
- Two bathrooms and dining room
- Extremely peaceful, set in lovely gardens
- Metres from the South Downs
- Popular Meads location
- Share of Freehold, self managed with two other flats
- Allocated parking space & space for a shed
- Offered chain free

Accommodation:

PRIVATE ENTRANCE HALL

DINING ROOM

15'7" (4.75m) x 10'4" (3.15m)

INNER HALLWAY

OPEN PLAN SITTING ROOM / KITCHEN

24'8" (7.52m) x 16'8" (5.08m)

BALCONY

BEDROOM 1

13'9" (4.19m) x 12'8" (3.86m)

EN-SUITE SHOWER ROOM

BEDROOM 2

19'10" (6.05m) x 11'5" (3.48m)

BEDROOM 3

14'6" (4.42m) x 5'10" (1.78m)

BATHROOM

OUTSIDE:

SPACE FOR A SMALL SHED

ALLOCATED PARKING SPACE

LEASE:

Remainder of a 999 year Lease. (Share of Freehold)

MAINTENANCE:

25% of all maintenance costs, paid as needed (in agreement with the other two parties)

GROUND RENT:

Peppercorn

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

Band 'B'

EPC:

'D'

(All details concerning the terms of the Lease and outgoings are subject to verification)





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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