



**Flat 3 Castle Mount, 40 Carlisle Road,
Meads, Eastbourne, BN20 7TD
£269,000**

Rager & Roberts



Flat 3 Castle Mount, 40 Carlisle Road, Meads, Eastbourne, BN20 7TD

A ground floor purpose built refurbished apartment commanding views over delightful gardens.

spacious reception hall • 22' x 16' 'L' shaped sitting/dining room • garden room • refitted kitchen/breakfast room • 2 double bedrooms
refitted bathroom with wc • gas fired central heating and double glazing • communally maintained gardens • lovely garden setting • garage

Description

A ground floor purpose built refurbished apartment commanding views over delightful gardens. This spaciouly proportioned apartment has been substantially improved by the present owner at considerable expense to provide an extremely elegant home. Gas fired central heating has been recently installed. New flooring has been laid in the kitchen and bathroom and underlay is newly laid throughout the rest of the apartment in readiness for a buyer's preferred choice of carpet. An internal inspection will convey the appeal and quality of the excellent work that has been carried out.

Location

Castle Mount is enviably located within the exclusive residential area of Meads close to the downland countryside and served by the local shopping facilities of Meads High Street with the most scenic part of Eastbourne's seafront just beyond. There are three principal golf courses in the Eastbourne area and a range of cultural facilities including theatres. There are main line rail services from Eastbourne to London Victoria and to Gatwick.

Communal Entrance Hall with entry phone system and front door to

Large Entrance Hall with radiator, deep storage cupboard housing wall mounted Worcester gas fired boiler, built in cloaks cupboard.

Spacious 'L' shaped Sitting/Dining Room 22'7" x 16'8" (6.88m x 5.08m) narrowing to 10'6" and commanding a fine double aspect including a glorious view over the lawned rear gardens with the downs beyond. Two radiators, serving hatch from kitchen and casement doors give access to the

Charming Garden Room 10' x 6'7" (3.05m x 2m) with a garden aspect and newly tiled floor, double glazed sliding patio doors to the private lawned garden.

Luxuriously equipped Kitchen/Breakfast Room 10'5" x 9' (3.18m x 2.74m) newly fitted with an extensive range of solid oak working surfaces with soft closing drawers and cupboards below and matching wall cabinets, inset deep china sink with mixer tap, integrated appliances include the AEG oven with grill and four ring Ceran hob with extractor hood over, Zanussi dishwashing machine, radiator, oak finished flooring, serving hatch and lovely garden aspect.

Bedroom 1 12'6" x 10'6" (3.8m x 3.2m) with garden aspect, radiator.

Bedroom 2 13' x 10'2" (3.96m x 3.1m) with range of part mirror fronted newly fitted wardrobe cupboards, radiator.

Spacious Refitted Bathroom with white suite comprising panelled bath with mixer tap and shower fittings, pedestal wash basin and low level wc, radiator, plumbing for washing machine, two windows and extractor fan.

Outside

The attractively maintained and extensively lawned communal gardens provide a very special setting for Castle Mount. This apartment secures a particularly attractive aspect over the lawned rear gardens toward the South Downs and has the benefit of the terrace immediately to the rear of the property.

Garage situated within the garage block in front of the building.

Tenure Leasehold with a share of the Freehold

Lease 950 years remaining (to be confirmed)

Maintenance £2,400 pa (to be confirmed)
£1,000 pa contribution to reserve fund

TOWN CENTRE OFFICE

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OLD TOWN OFFICE


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.