



TOWN FLATS



📞 01323 416600

Leasehold



3 Bedroom



1 Reception



2 Bathroom

£275,000



18 Arun Lodge, 2 Arundel Road, Eastbourne, BN21 2HD

This spacious three bedroom penthouse offers generous accommodation and stunning views from its private roof terrace overlooking Old Town and towards the Downs. The property features a large L-shaped lounge/diner, a separate kitchen/breakfast room, an en-suite to the master bedroom and an additional shower room. Further benefits include a garage, lift access, residents parking and a private storage cupboard within the communal areas. Offered CHAIN FREE, this light filled home provides a rare opportunity for comfortable and convenient top floor living. Ideally situated on the borders of Upperton and Old Town, it's just a short walk to the train station and close to local shops, amenities and bus routes.



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info@townflats.com

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Eastbourne, BN21 2HD

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Main Features

- Spacious & Well Presented Upperton Penthouse Apartment
- 3 Bedrooms
- Top Floor
- Lounge/Dining Room
- Sun Balcony With Stunning Views Of The South Downs & Towards The Sea
- Fitted Kitchen/Breakfast Room
- En-Suite Bathroom/WC
- Modern Shower Room/WC
- Garage
- CHAIN FREE

Entrance
Communal entrance with entryphone system. Stairs and lift to top floor private entrance door to -

Hallway
Entry phone system. Cupboard with plumbing for washing machine. Cupboard containing boiler. Radiator. Thermostat.

Double Aspect Lounge/Dining Room
23'4 x 17'8 (7.11m x 5.38m)
Radiator. Double glazed windows to the front and side aspect. Double glazed French doors to -

Sun Balcony
9'10 x 8'10 (3.00m x 2.69m)
With stunning views of the South Downs and towards sea.

Fitted Kitchen/Breakfast Room
15'11 x 13'8 (4.85m x 4.17m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral fridge/freezer and dishwasher. Double electric oven and five ring gas hob with cooker hood above. Radiator. Double glazed window to the side aspect with views towards the sea

Bedroom 1
15'1 x 11'6 (4.60m x 3.51m)
Radiator. Built-in wardrobes. Double glazed window to the side aspect with views towards the downs. Door to -

En-Suite Bathroom/WC
Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Low level WC. Heated towel rail. Vanity unit. Double glazed window to the rear aspect.

Double Aspect Bedroom 2
13'5 x 12'7 (4.09m x 3.84m)
Radiator. Built in wardrobe. Double glazed windows to the front and rear aspects.

Bedroom 3
8'1 x 7'9 (2.46m x 2.36m)
Radiator. Built in wardrobes. Double glazed window to the side aspect with views towards the sea.

Modern Shower Room/WC
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.

Garage
With up & over door.

Other Details
There is an additional lock-up storage cupboard within the communal area.

EPC = C

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Peppercorn
Maintenance: £2054.37 half yearly which include contribution to sinking fund
Company Charge: £42 per annum
Lease: 154 years from 1974. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.