TOWN FLATS

01323 416600

Leasehold - Share of Freehold

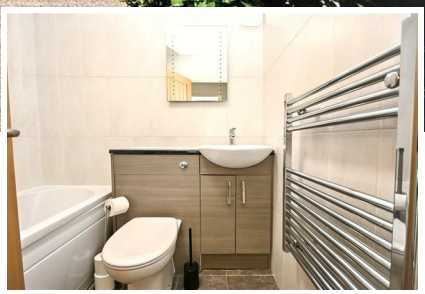
1 Bedroom | 1 Reception | 1 Bathroom

£158,000









15 Elmwood, Arundel Road, Eastbourne, BN21 2EN

An extremely well presented one bedroom 4th floor apartment forming part of this purpose built development. Situated at the rear of the property with views over the lawned communal gardens the flat benefits from a refitted kitchen & bathroom, double bedroom and double aspect lounge with patio doors onto the sun balcony. With double glazing, electric heating and a share of the freehold, an internal inspection comes highly recommended.

www.town-property.com info@townflats.com

Leasehold - Share of Freehold

15 Elmwood, Arundel Road, Eastbourne, BN21 2EN

£158,000

Main Features

- CHAIN FREE Spacious & Well Presented Upperton Apartment
- 1 Bedroom
- Fourth Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & New Electric Radiators
- Residence Parking Facilities
- New Carpets In The Lounge, Bedroom & Hallway

Entrance
Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -

Hallway
Electric radiator. Entryphone handset. Airing cupboard. Storage cupboard. Newly laid carpet.

Double Aspect Lounge
14'7 x 10'11 (4.45m x 3.33m)
2 new electric radiators. Newly laid carpet. Double glazed window to side aspect. Double glazed doors to rear facing balcony.

Fitted Kitchen
8'3 x 7'2 (2.51m x 2.18m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob, electric oven and extractor cooker hood. Integrated fridge, dishwasher and washing machine. Double glazed window to side aspect.

Bedroom
12'9 x 10'5 (3.89m x 3.18m)
New electric radiator. Newly laid carpet. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled 'P' shaped bath with shower over. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Parking
The flat benefits from residents parking facilities.

Other Details
The property comes with a lock up storeroom, number 18.

EPC = D

Council Tax Band = B

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: N/A
Maintenance: £596.25 paid quarterly which includes water rates
Lease: 125 years from 2001. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.