



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £220,000 - £230,000



2 Bedroom



1 Reception



1 Bathroom



## 15 The Fieldings, 11 Arundel Road, Eastbourne, BN21 2ER

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

A well presented 2 bedroom second floor apartment that provides spacious and well proportioned accommodation. Forming part of this purpose built development in Upperton the flat benefits from 2 double bedrooms, double aspect lounge with access to the balcony that provides glorious far reaching views over Eastbourne towards the sea, refitted bathroom, double glazing, gas central heating and a lock-up garage. The flat is being sold CHAIN FREE and has a share of the freehold. An internal inspection comes highly recommended.



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11 Arundel Road  
Eastbourne, BN21 2ER

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## Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony With Wonderful Far Reaching Views Towards The Sea
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

### Entrance

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

### Hallway

Entryphone handset. Radiator. Coved ceiling. 2 built-in cupboards with hanging rail. Telephone point. Doors to bedrooms, lounge, kitchen and bathroom.

### Double Aspect Lounge

19'0 x 14'2 (5.79m x 4.32m )

Radiator. Coved ceiling. Television point. Double glazed bay window to side aspect. Double glazed window to front aspect and door to -

### Sun Balcony

9'1 x 4'2 (2.77m x 1.27m )

With wonderful far reaching views over Eastbourne towards the sea.

### Fitted Kitchen

9'10 x 8'9 (3.00m x 2.67m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted 'Potterton' gas boiler. Double glazed window.

### Bedroom 1

14'10 x 10'1 (4.52m x 3.07m )

Radiator. Coved ceiling. Fitted wardrobe. Airing cupboard housing hot water cylinder. Double glazed window with glorious views over Eastbourne towards the sea.

### Bedroom 2

14'4 x 8'9 (4.37m x 2.67m )

Radiator. Coved ceiling. Double glazed window to front aspect and double glazed doors to sun balcony.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and karndean tiled floor. Extractor fan. Radiator.

### Outside

The development has lawned communal gardens to the front.

### Parking

The flat has a garage with an up & over door.

### Other Details

There is a private lock-up storage cupboard on the basement floor.

**Council Tax Band = C**

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: £1668 per annum**

**Lease: 141 years remaining. We have been advised of the remaining 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.