



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £210,000



## 28 Allingham Lodge, Southfields Road, Eastbourne, BN21 1AF

**PRICED TO SELL:** Located on the second floor of the sought after Allingham Lodge retirement development built in 2019 by Churchills Retirement Living, this immaculate one bedroom apartment enjoys a peaceful position at the rear of the block. The bright living/dining room opens onto a private balcony, providing a pleasant outdoor space to relax, while the well appointed kitchen and generous double bedroom offer comfortable and practical living. Allingham Lodge provides independent retirement living with a welcoming community and well maintained surroundings. Residents benefit from the services of a lodge manager, first come, first served parking, communal facilities and the convenience of a secure development designed specifically for the over 60s, all within easy reach of local amenities and transport links.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

28 Allingham Lodge,  
Southfields Road,  
Eastbourne, BN21 1AF

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## Main Features

- Beautifully Presented Town Centre Retirement Apartment
- 1 Bedroom
- Second Floor
- Spacious Lounge
- Sun Balcony Overlooking Communal Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Residents Lounge With Kitchen Area & Lodge Manager
- Gated Residents Parking Facilities
- CHAIN FREE

## Entrance

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

## Hallway

Video security door entry system. Storage cupboard.

## Lounge

16'6 x 10'7 (5.03m x 3.23m )

Radiator. Double glazed window to rear aspect. Double glazed French doors to -

## Sun Balcony

10'7 x 4'5 (3.23m x 1.35m )

With views over the communal garden.

## Fitted Kitchen

7'5 x 6'9 (2.26m x 2.06m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above. Eye level electric oven. Integrated fridge and washing machine. Part tiled walls. Inset spotlights.

## Bedroom

13'7 x 8'11 (4.14m x 2.72m )

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

## Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard under. Extractor fan. Heated towel rail.

## Other Details

Residents lounge with kitchen area, private gated car park, communal enclosed gardens, guest suite, lodge manager available 5 days a week, 24 hour careline system.

EPC = B

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: £575 per annum**

**Maintenance: £3052 per annum which includes heating, hot water, sewage, careline system & building insurance**

**Lease: 999 years from 2019. 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.