TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£219,950









2 Arnworth Court, 3 Furness Road, Eastbourne, BN21 4EX

A spacious two double bedroom ground floor purpose built apartment, offered chain free with a share of the freehold, a garage to the rear and visitor parking bays. Situated to the west of Eastbourne town centre, the property enjoys pleasant views over the maintained communal gardens, with a mainly southerly aspect from the principal rooms. The generous accommodation includes a large entrance hall with built in storage, a dual aspect sitting/dining room and a spacious kitchen/breakfast room with ample space for a table. Two double bedrooms are complemented by a shower room/WC and an additional separate WC. Further benefits include gas central heating, double glazing and an electrically operated garage door.

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Leasehold - Share of Freehold

2 Arnworth Court, 3 Furness Road, Eastbourne BN21 4EX

£219,950

Main Features

- Spacious Ground Floor Purpose Built Apartment
- 2 Double Bedrooms
- Large Entrance Hall With Built-In Storage
- Generous Dual Aspect Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- Shower Room/WC & Additional Separate WC
- Garage With Electric Door & Visitor Parking Bays
- Share Of Freehold
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Spacious Hallway
Radiator. Entryphone handset. 2 built-in storage cupboards.

Cloakroom
Low level WC. Wash hand basin.

Double Aspect Lounge
19'6 x 12'3 (5.94m x 3.73m)
Accessed via double opening glazed doors. Radiator. Wall lights. Electric fireplace. Breakfast serving hatch to kitchen. Double glazed windows to rear and side aspects,

Fitted Kitchen
11'11 x 10'2 (3.63m x 3.10m)
Range of wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and extractor cooker hood above. Electric oven. Breakfast serving hatch to lounge. Gas boiler. Plumbing and space for washing machine. Space for dining table. Double glazed window to rear aspect.

Bedroom 1
15'6 x 11'10 (4.72m x 3.61m)
Radiator. Wash hand basin. Extensive range of fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2
12'0 x 9'11 (3.66m x 3.02m)
Radiator. Double glazed window to side aspect.

Bathroom/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard under. Heated towel rail. Part tiled walls. Frosted double glazed window.

Parking
Single garage located in a nearby block with up and over door.

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: N/A
Maintenance: £3000 per annum
Lease: 999 years from 2017. 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.