



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



2 Elmwood, Arundel Road, Eastbourne, BN21 2EN

Located in the sought after Upperton area, this one bedroom first floor apartment sits within a well maintained purpose built block with lift access. The property features a bright lounge with access to a private balcony, a modern fitted kitchen, a double bedroom, and a stylish shower room. Additional benefits include double glazing throughout, a separate storage area on the ground floor and the property is offered to the market chain free. Set in a tranquil, residential location, the flat enjoys a peaceful setting while remaining just a short walk from the town centre and train station. Residents' parking is available on a first come, first served basis, making this an ideal home for first time buyers, downsizers or those seeking a convenient base with excellent transport links.



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info@townflats.com

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Arundel Road,
Eastbourne, BN21 2EN

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Main Features

- Well Presented Upperton Apartment
- 1 Bedrooms
- First Floor
- Double Aspect Lounge
- Sun Balcony To Front Aspect
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Electric radiator. Entryphone handset.

Double Aspect Lounge

15'5 x 11'2 (4.70m x 3.40m)
Electric radiator. Electric fireplace. Double glazed window to side aspect. Double glazed doors to -

Sun Balcony

11'0 x 3'6 (3.35m x 1.07m)
With views to the front of the development.

Fitted Kitchen

8'2 x 7'3 (2.49m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Integral fridge, freezer and washing machine. Double glazed window to side aspect.

Bedroom

12'8 x 10'6 (3.86m x 3.20m)
Electric radiator. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Wash hand basin, Low level WC. Heated towel rail. Extractor fan. Airing cupboard.

Parking

There is residents parking on a first come, first served basis.

EPC = E

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: £570 per quarter which includes water rates

Lease: 125 years from 2001. 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.