


Leasehold

Guide Price

£280,000 - £290,000

 1 Bedroom

 1 Reception

 1 Bathroom



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

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A beautifully presented one bedroom fourth (top) floor apartment forming part of this prestigious development built by Churchill. Enviably situated in the Saffrons within comfortable walking distance of the town centre and mainline railway station the gated development offers a video entryphone handset, lodge manager and residents lounge with coffee bar. The flat benefits from a fitted kitchen with integrated appliances, luxury shower room, newly fitted carpets & drapes and a sun balcony. An internal inspection comes highly recommended.



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Main Features

- Purpose Built Retirement Flat
- 1 Bedroom
- Fourth (Top) Floor
- Lounge
- Sun Balcony
- Fitted Kitchen With Integrated Appliances
- Modern Shower Room
- Residents Lounge With Coffee Bar
- Lodge Manager
- Residents Parking

Entrance

Communal entrance with security entryphone system. Stairs and lift access to the fourth floor private entrance door to -

Hallway

Large storage cupboard. Video entryphone handset.

Lounge

19'10 max x 11'8 (6.05m max x 3.56m)

Radiator. Double glazed doors leading to balcony sun balcony.

Fitted Kitchen

7'9 x 7'8 (2.36m x 2.34m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Inset electric hob and electric oven with extractor cooker hood above. Integrated fridge, freezer and washer/dryer. Double glazed window to front aspect.

Bedroom

14' x 10'1 (4.27m x 3.07m)

Radiator. Built-in wardrobes. Double glazed window to front aspect.

Modern Shower Room

Suite comprising corner shower cubicle. Low level WC. Wash hand basin set in vanity unit. Chrome heated towel rail.

Parking

Allingham Lodge offers residence parking on a first come first served basis and a visitors guest room.

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: £2232 per annum which includes water & heating.

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.