



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

Guide Price
£240,000 - £250,000



Flat 25 Allingham Lodge, Southfields Road, Eastbourne, BN21 1AF

*** GUIDE PRICE £240,000 - £250,000 ***

Situated on the first floor of the highly regarded Allingham Lodge retirement development, constructed in 2019 by Churchill Retirement Living, this beautifully presented one bedroom apartment occupies a peaceful rear facing position within the building. The bright and spacious living/dining room provides an inviting space for everyday living and entertaining, while the contemporary fitted kitchen and generously proportioned double bedroom offer comfortable and practical accommodation throughout. Designed exclusively for the over 60s, Allingham Lodge offers independent retirement living within a secure and well maintained environment. Residents can enjoy an exceptional range of facilities and services, including a welcoming owners' lounge and kitchen hosting regular social events, a dedicated Lodge Manager available five days a week and a 24-hour Careline system for complete peace of mind. The development also benefits from a friendly community atmosphere and a convenient location close to local amenities, shops and transport links.



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**Flat 25 Allingham Lodge,
Southfields Road,
Eastbourne, BN21 1AF**

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Main Features

- Beautifully Presented Town Centre Retirement Apartment
- 1 Bedroom
- First Floor
- Lounge
- Kitchen
- Shower Room/WC
- Residents Lounge With Kitchen Area
- Gated Residents Parking Facilities
- Convenient Location Close To The Town Centre And Transport Links
- Lodge Manager, 24-Hour Careline System & Guest Suite Facilities

Entrance

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

Hallway

Security entry phone system. Large cupboard.

Lounge

20'8 x 9'5 (6.30m x 2.87m)

Radiator. Feature fireplace. Double glazed door to juliette balcony.

Kitchen

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

Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Integrated fridge, freezer and washer dryer. Part tiled walls. Double glazed window.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail.

Bedroom

14'2 x 9'2 (4.32m x 2.79m)

Radiator. Built in wardrobe with mirrored sliding doors. Double glazed window.

Other Details:

Residents lounge with kitchen area, private gated car park with residents parking on a first come first served basis, communal enclosed gardens, guest suite, lodge manager available 5 days a week, 24 hour careline system.

COUNCIL TAX BAND = D

EPC = 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: £287.50 paid half yearly. £585 per annum.

Maintenance: £1641.08 paid half yearly. £3282.16 per annum.

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.