



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£249,950



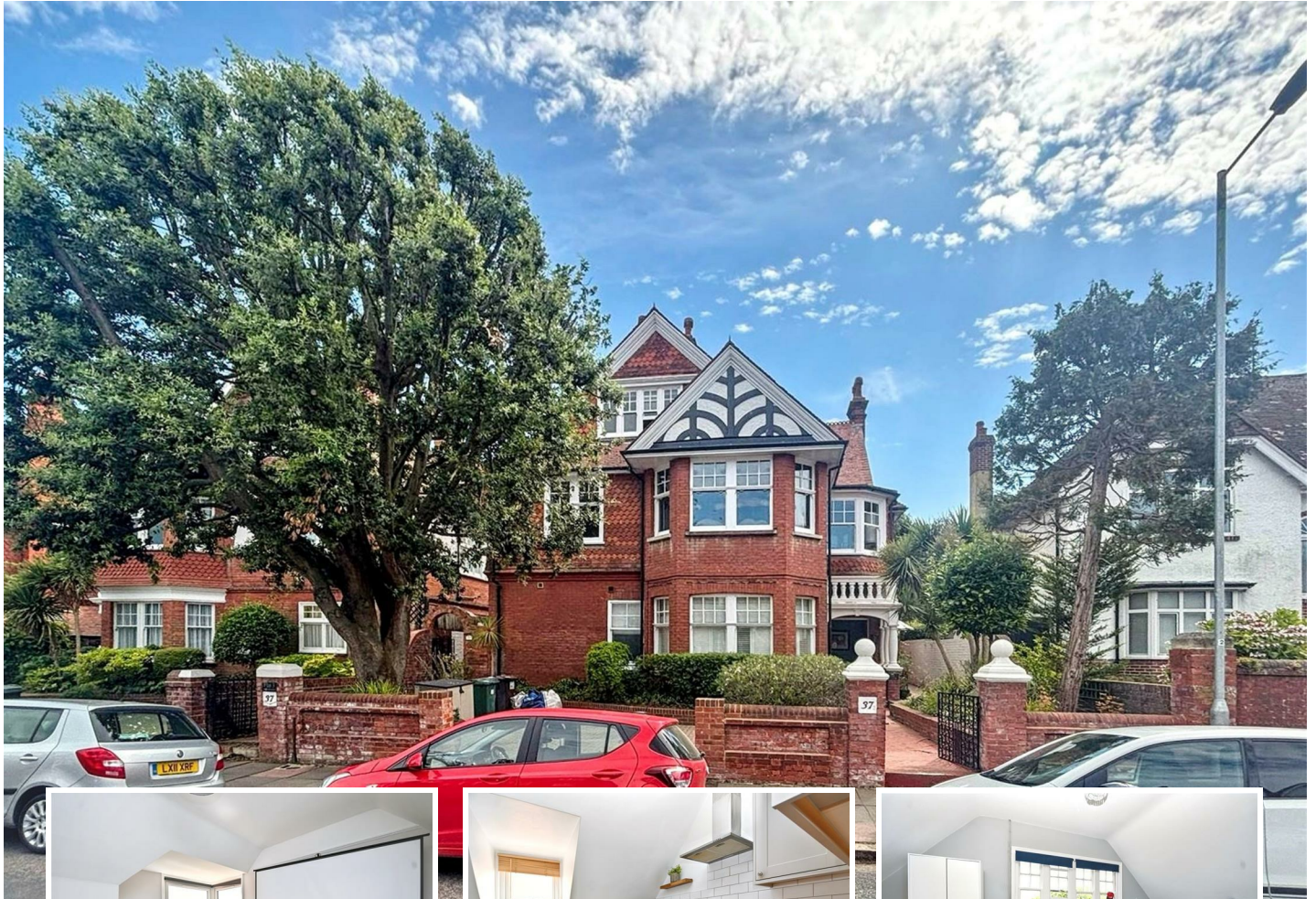
2 Bedroom



1 Reception



1 Bathroom



Flat 3, 37 Arlington Road, Eastbourne, BN21 1DL

An extremely well presented and spacious 2 bedroom split level top floor apartment. Forming part of this attractive residence in the Saffrons the flats is within easy walking distance of the wonderful Gildredge Park, Eastbourne town centre and mainline railway station. Providing well proportioned accommodation the flat benefits from a private entrance door, split level landing, 2 double bedrooms, luxury refitted kitchen & shower room/WC, and spacious lounge/dining room with double aspect window providing views towards the South Downs. The flat is being sold CHAIN FREE with a share of the freehold and has underfloor sound proofing in most areas. An internal inspection comes highly recommended.



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**Flat 3, 37 Arlington Road,
Eastbourne, BN21 1DL**

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Main Features

- CHAIN FREE Spacious Split Level Saffrons Apartment
- 2 Bedrooms
- Top Floor
- Double Aspect Lounge/Dining Room
- Luxury Fitted Kitchen
- Modern Shower Room/WC
- Private Entrance
- Yards From Eastbourne Town Centre
- Lease in Excess Of 900 Years
- Low Maintenance Costs - £900 Per Annum

Entrance

Understairs cupboard. External staircase to first floor private entrance door to -

Hallway

Radiator. Loft access (not inspected). Frosted window.

Double Aspect Lounge/Dining Room

15'5 x 15'1 (4.70m x 4.60m)

Radiator. Wall lights. Double aspect double glazed windows with views towards the South Downs.

Luxury Fitted Kitchen

11'11 x 10'5 (3.63m x 3.18m)

Modern range of fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven with stainless steel splashback. Extractor cooker hood. Integrated dishwasher. Plumbing and space for washing machine and tumble dryer. Radiator. Space for fridge/freezer. Radiator. Wood effect flooring. Double glazed window.

Bedroom 1

18'8 x 10'4 (5.69m x 3.15m)

Radiator. Sash window to front aspect.

Bedroom 2

13'3 x 10'10 (4.04m x 3.30m)

Radiator. Sash window to rear aspect.

Modern Shower Room/WC

White suite comprising walk-in shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor and walls. Wall mounted electric heater. Mirror. Inset spotlights. Chrome heated towel rail. Extractor fan. Double glazed window.

EPC = D

Council Tax Band = C

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: Approximately £900 per annum

Lease: 999 years from 1995. 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.