



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

1 Bedroom

1 Reception

1 Bathroom

# £169,950



**15 Glenthorne House, Arundel Road, Eastbourne, BN21 2EZ**

A spacious top floor purpose built one bedroom flat enjoying far reaching views over Old Town towards The Downs and excellent sunset views. Features include a newly fitted modern shower room, fitted kitchen, brand new boiler, double glazing and secure basement storage. Ideally located in Upperton within walking distance of the town centre, train station and bus routes.

### Main Features

- Well Presented Upperton Apartment With Views Towards The South Downs
- 1 Bedrooms
- Top Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Private Storage Cupboard

### Entrance

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

### Hallway

Entryphone handset. Cupboard.

### Lounge

15'11 x 13'4 (4.85m x 4.06m )

Radiator. Double glazed window to rear aspect with views over Old Town and towards the South Downs.

### Fitted Kitchen

11'10 x 6'10 (3.61m x 2.08m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Inset gas hob and electric oven. Extractor cooker hood. Boiler. Plumbing and space for washing machine. Space for fridge/freezer. Serving hatch to lounge. Radiator. Double glazed window to front aspect.

### Bedroom

12'0 x 9'9 (3.66m x 2.97m )

Radiator. Fitted wardrobe. Double glazed window to rear aspect with views over Old Town and towards the South Downs.

### Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit with cupboard under. Heated towel rail. Frosted double glazed window to front aspect.

### Other Details

Private storage cupboard located in the basement.

### Council Tax Band = A

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: £579.52 paid quarterly**

**Lease: 180 years from 1960. 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.