



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £160,000



## 17 Arlington House, Upperton Road, Eastbourne, BN21 1LR

\*\*\*GUIDE PRICE £160,000 to £170,000\*\*\*

Enjoying front facing views towards St. Marys Church in Old Town, this well presented first floor apartment has a double bedroom, sitting room with adjoining balcony and both a refitted modern kitchen/breakfast room and a modern bathroom/wc. Double glazing extends throughout and electric heaters are also included. Residents parking is on a first come first serve basis and numerous amenities including shops, the park and pubs within Motcombe Village and access to the town centre are all within walking distance.



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Upperton Road,  
Eastbourne, BN21 1LR

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## Main Features

- Modern & Spacious Upperton Apartment
- 1 Double Bedroom
- First Floor
- Spacious Sitting/Dining Room
- Sun Balcony
- Modern Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- Electric Storage Heating
- Residents Parking

### Entrance

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

### Hallway

Airing cupboard. Carpet.

### Sitting/Dining Room

15'5 x 12'8 (4.70m x 3.86m)

Wall mounted electric storage heater. Carpet. Double glazed window and double glazed door to -

### Sun Balcony

With far reaching views.

### Modern Fitted Kitchen/Breakfast Room

11'9 x 6'11 (3.58m x 2.11m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers below. Breakfast bar. Inset four ring electric hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Extractor cooker hood. Double glazed window to rear aspect.

### Double Bedroom

13'7 x 9'7 (4.14m x 2.92m )

Wall mounted electric storage heater. Carpet. Double glazed window to front aspect

### Modern Bathroom/WC

Suite comprising panelled 'P' shaped shower bath with chrome mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

### Parking

Residents parking exists on a first come first served basis to the front, side & rear of the development.

### Outside

Communal gardens are laid to lawn.

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: £719.31 per quarter**

**Lease: 189 years from 1964. 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.