TOWN FLATS

01323 416600

Leasehold

£139,950

1 Bedroom | 1 Reception | 1 Bathroom









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

A well presented & spacious one bedroom first floor apartment with extended lease term and wonderful views over Old Town & towards the South Downs. Being sold CHAIN FREE the flat benefits from a refitted kitchen & bathroom, double bedroom and nice size lounge with door to the balcony. Further benefits include double glazing, gas central heating and a private storage cupboard. Situated in Upperton, Motcombe Village with its local shops, gardens and eateries is nearby and Eastbourne town centre is also within comfortable walking distance.

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Main Features

- Well Presented Upperton Apartment
- 1 Double Bedroom
- First Floor
- Lounge
- Sun Balcony With Wonderful Views Over Old Town Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Residents Parking Facilities
- CHAIN FREE

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

Hallway
Airing cupboard with radiator and fixed shelving. Entryphone handset. Wood effect flooring.

Lounge
15'4 x 12'10 (4.67m x 3.91m)
Radiator. Coved ceiling. Wood effect flooring. Double glazed window and door to -

Sun Balcony
12'8 x 4'0 (3.86m x 1.22m)
With frosted glass balustrade and distant views towards the South Downs.

Fitted Kitchen
11'11 x 6'11 (3.63m x 2.11m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with stainless steel extractor cooker hood. 'Eye' level oven. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Double glazed window to rear aspect.

Bedroom
13'9 x 9'10 (4.19m x 3.00m)
Radiator. Double glazed window to front aspect with distant views over Old Town and towards the South Downs.

Modern Bathroom/WC
White suite comprising 'P' bath with chrome mixer tap, shower over and shower enclosure. Low level WC. Pedestal wash hand basin set in vanity unit with drawer under. Part tiled walls. Chrome heated towel rail. Tiled floor. Part tiled walls. Frosted double glazed window.

EPC = C

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: £240 per calendar month
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.