



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

## £165,000



1 Bedroom



1 Reception



1 Bathroom



## Elmwood, Arundel Road, Eastbourne, BN21 2EN

This well presented one bedroom purpose built flat is set on the fourth floor of a well maintained block with lift access. Freshly and neutrally decorated, it features a spacious double bedroom, newly upgraded heaters and a bright living area opening onto a private balcony with a leafy outlook and sea glimpses. Additional benefits include a private garage and a separate, handy ground floor storage area, all offered CHAIN FREE with a share of the freehold. Tucked peacefully at the rear of the block, the flat enjoys a quiet setting while remaining conveniently close to the town centre, train station, local amenities and transport links. Located in the desirable Upperton area, this home combines calm surroundings with excellent connectivity.



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[info@townflats.com](mailto:info@townflats.com)

Elmwood,  
Arundel Road,  
Eastbourne, BN21 2EN

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Main Features

- Well Presented Upperton Apartment
- 1 Bedroom
- Fourth Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Garage
- CHAIN FREE

Entrance

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

Hallway

Electric heater. Entryphone handset. Airing cupboard.

Double Aspect Lounge

14'11 x 11'0 (4.55m x 3.35m )

Electric heater. Double glazed window to side aspect with views towards the sea. Double glazed patio doors to sun balcony.

Fitted Kitchen

7'9 x 6'9 (2.36m x 2.06m )

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

Bedroom

12'10 x 10'6 (3.91m x 3.20m )

Electric heater. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with electric power shower above. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan.

Garage

There is a garage en-bloc with an up & over door.

Other Details

There is a storage cupboard on the ground floor.

EPC = D

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: Awaiting confirmation**

**Maintenance: £2580.86 per annum**

**Lease: 125 years from 2001. 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.