

# HUNT FRAME

ESTATE AGENTS



## 12 The Fieldings Arundel Road, Eastbourne, BN21 2ER

£219,950



A PURPOSE BUILT, FIRST FLOOR APARTMENT with an allocated GARAGE. CHAIN FREE with a SHARE OF THE FREEHOLD. Situated in this tree lined road in the popular Upperton area of Eastbourne. The property offers surprisingly spacious accommodation and includes a DOUBLE ASPECT SITTING ROOM with BALCONY, KITCHEN with an aspect to the side, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM. Externally there is VISITOR PARKING

Within easy reach of the town centre and railway station both being approximately one mile distant. The town centre has a large range of amenities to include the Beacon Shopping Centre, excellent restaurants and a number of leisure facilities to include theatre's and nearby golf clubs, gyms and sports centres.



## COMMUNAL ENTRANCE

Communal entrance with staircase and lift to the first floor, entrance door to hallway.

## HALLWAY

approx 20' long (approx 6.10m long)  
Wooden door into the spacious hallway with radiator, entry phone system and doors off to the bedrooms, sitting room, kitchen and family bathroom.

## SITTING ROOM

19'5 max x 13'1 (5.92m max x 3.99m)  
Spacious dual aspect reception with three double glazed windows to the side elevation with matching windows and double opening UPVC French doors overlooking and giving access to the balcony, TV point and radiator

## BALCONY

9'2 x 4'0 (2.79m x 1.22m)  
Rail with toughened glass beneath with space for seating with a lovely tree lined outlook.

## KITCHEN

9'7 x 8'5 (2.92m x 2.57m)  
Fitted with a range of floor standing and wall mounted units, space for free freestanding oven (with gas point), cooker hood above, plumbing and space for a washing machine and dishwasher, space for an upright fridge freezer, part tiling to the walls, inset stainless steel sink unit with mixer tap and drainer, wall mounted Worcester boiler with programmer beneath, UPVC double glazed window to the side aspect.

## BEDROOM 1

16'6 x 10'3 (5.03m x 3.12m)  
A large master bedroom with a UPVC double glazed window to the front aspect with tree lined and distant over rooftop views towards the coast, large built in cupboard, radiator.

## BEDROOM 2

14'4 x 8'6 (4.37m x 2.59m)  
Dual aspect with a UPVC double glazed window to the front elevation with a second large picture window overlooking the balcony and side aspect, radiator.

## BATHROOM

Consisting of a white suite of a panelled bath with shower attachment over,

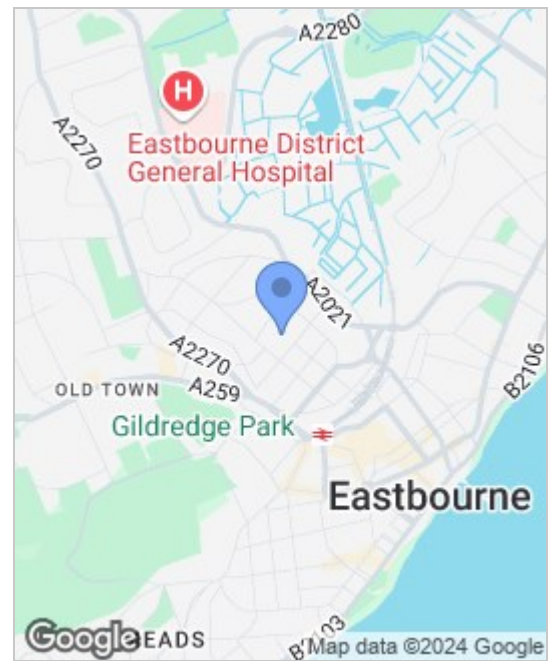
low-level WC, pedestal wash hand basin, part tiling to walls, radiator, extractor fan.

## GARAGE

179 x 11'0 (5.41m x 3.35m)  
To be found to the front of the building, up and over door to front.

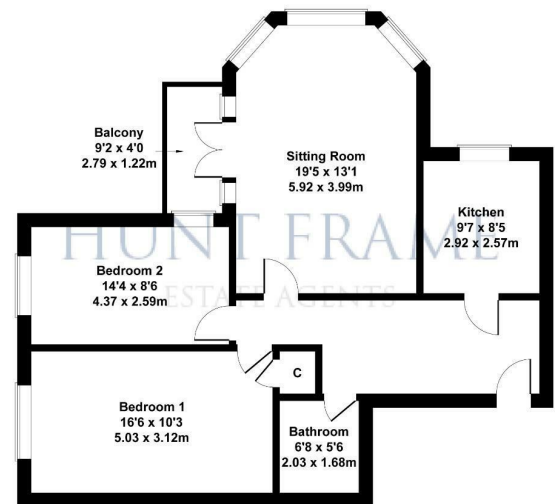
## OUTGOINGS

LEASE 189 YEARS FROM 29.09.1977 142 YEARS REMAINING. SHARE IN THE FREEHOLD GRANTED IN JULY 2014.  
MAINTENANCE £1700 APPROX PA INC WATER/SEWERAGE RATES & BUILDINGS INSURANCE  
COUNCIL TAX BAND C



## 12 The Fieldings

Approximate Gross Internal Area  
839 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For illustrative.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
	Current	Potential		Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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