



BROOK GAMBLE



Flat 24 Arlington House, Upperton Road, Eastbourne, BN21 1LR

£169,995

Brook Gamble are delighted to offer for sale an EXTREMELY WELL PRESENTED one bedroom fifth floor apartment located in Upperton with SPECTACULAR VIEWS. Being offered CHAIN FREE, the property benefits from SPACIOUS and TASTEFULLY DECORATED accommodation and offers a SUN BALCONY with FAR REACHING VIEWS to a south westerly aspect. The property is considered to be within easy reach of Eastbourne's mainline railway station and Waitrose. Sole Agents.

Communal front door, with security entry system, to:

Communal Entrance Hall

Stairs and lift to:

Fifth Floor Landing

Private front door to:

Entrance Hall

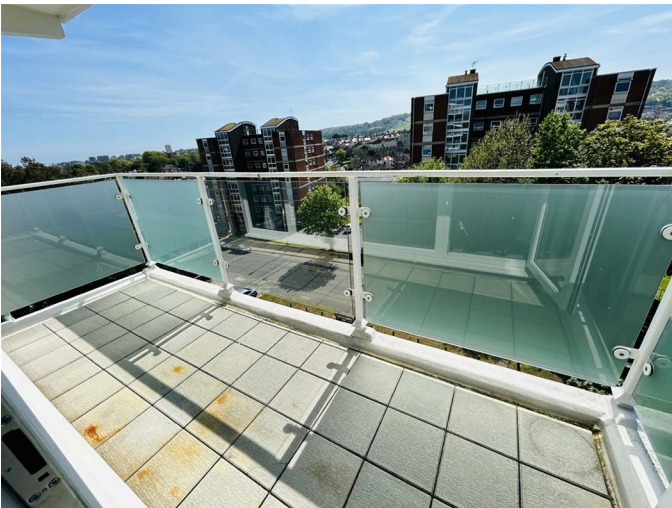
Security entryphone handset. Cupboard housing hot water cylinder with shelving above. Laminate wood flooring.

Lounge 15'8" x 13'0" (4.78m x 3.96m)



Wall mounted electric heater. Wall light points and dimmer switch. Large double glazed window to front aspect. Double glazed door to:

Sun Balcony



Security railings and security glass. Far reaching views across Old Town towards the South Downs National Park and towards Saint Mary's Church and towards the seafront to a southerly aspect. Ceiling coving.

Kitchen 8'7" x 7'2" (2.62m x 2.18m)



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap and tiled splashback. Complementary work surface with inset four ring gas hob with extractor hood above and electric oven below. Space for under counter fridge freezer. Space and plumbing for washing machine. Tiled floor. Double glazed window to side aspect.

Bedroom 13'0" x 12'0" (3.96m x 3.66m)



Wall mounted electric radiator. Ceiling coving. Double glazed window to rear aspect.

Bathroom



White suite comprising bath with telephone style mixer tap and shower attachment. Tiled splashback. Wash hand basin. Low level WC. Fitted medicine cabinet. Heated towel ladder.

Store Room

The property enjoys the benefit of a store room located on the ground floor of the building.

Other Information

Council Tax Band B

Total floor area 50 square metres

The Vendor has advised us of the following information:

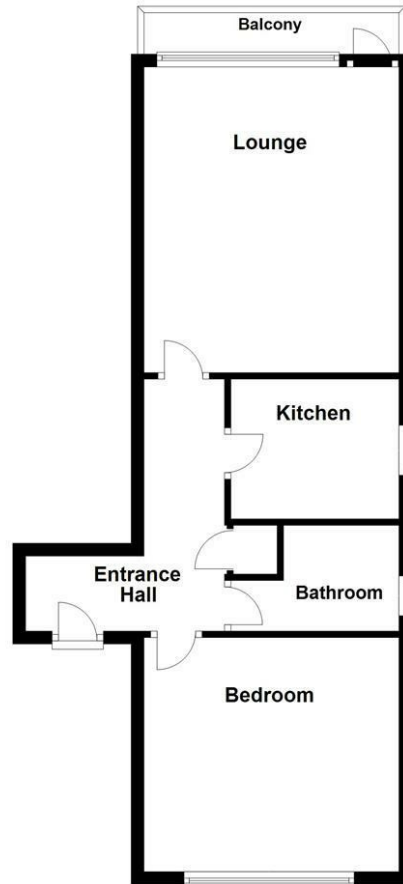
Lease: 129 years remaining

Maintenance charge: £590.66 per quarter

Ground rent: n/a

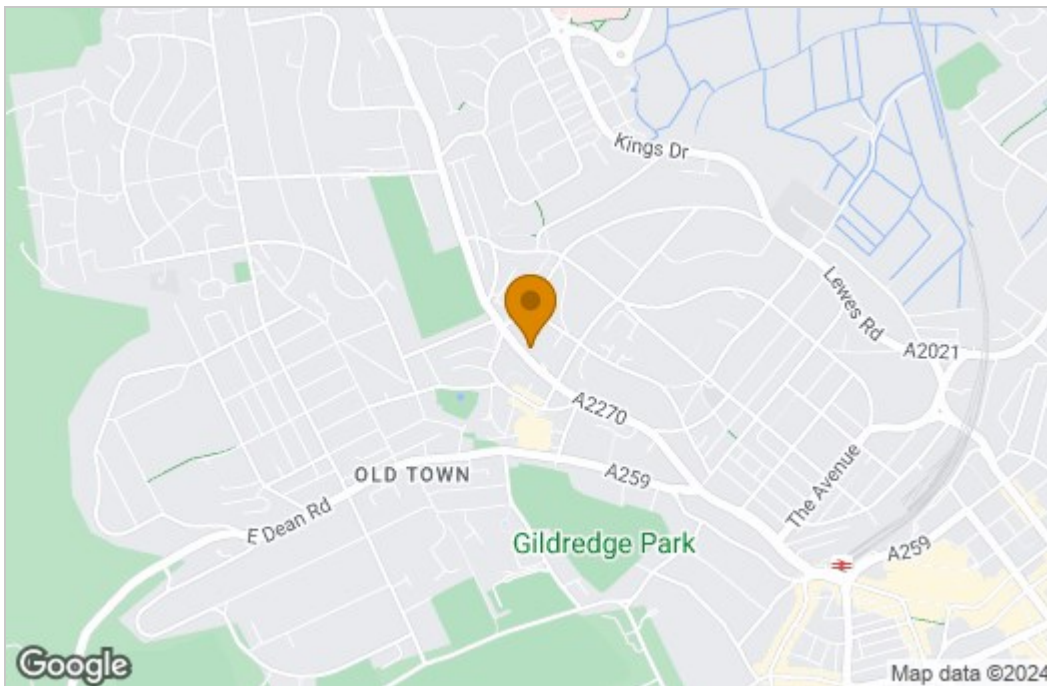
Floor Plan

One Bedroom Apartment

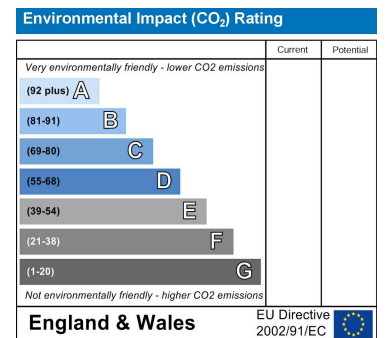
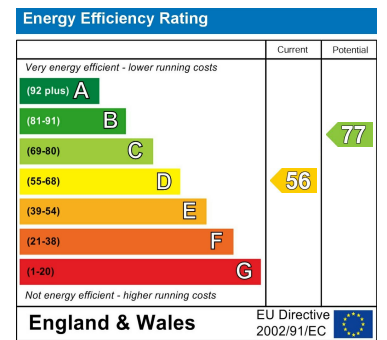


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.