

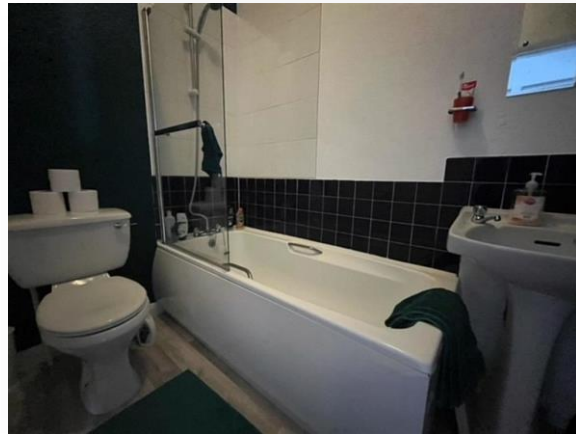


**Arundel House Hartfield Road, Eastbourne BN21 2AB**

welcome to

**Arundel House Hartfield Road, Eastbourne**

Fox & Sons are pleased to present to market this well-sized STUDIO APARTMENT situated in the heart of Eastbourne with NO FORWARD CHAIN.



## **Communal Entrance**

### **Studio Room**

15' 4" x 14' 1" ( 4.67m x 4.29m )

Double glazed bay window to front aspect. Electric heater. TV point.

### **Kitchen**

9' 2" x 6' 8" ( 2.79m x 2.03m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge / freezer and cooker.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.



***view this property online*** [fox-and-sons.co.uk/Property/EBN118631](http://fox-and-sons.co.uk/Property/EBN118631)



**welcome to**

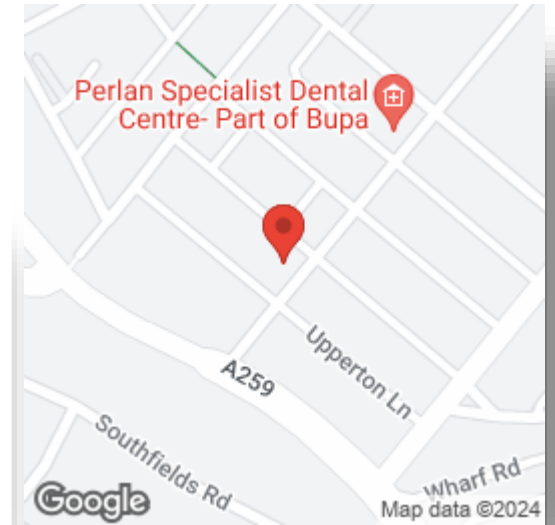
## **Arundel House Hartfield Road, Eastbourne**

- Well-Sized Studio Apartment
- Situated in the Heart of Eastbourne
- Modern Accommodation Throughout
- Communal Car Park
- 999 Year Lease From 1972

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN118631](https://fox-and-sons.co.uk/Property/EBN118631)



Property Ref:  
EBN118631 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01233 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**fox-and-sons.co.uk**