



Arlington House Upperton Road, Eastbourne BN21 1LR

welcome to

Arlington House Upperton Road, Eastbourne

This light & spacious two bedroom purpose built flat commands beautiful views of the downs and offers modern kitchen and bathroom alongside garage en bloc and further benefits from being situated in the highly popular Upperton location. To arrange a viewing, please call Fox & Sons today.



Communal Entrance Hall

Lift to all floors. Private storage cupboard. Phone system.

Entrance Hall

Entry phone system. Airing cupboard. Storage cupboard. Radiator.

Lounge

12' 11" x 15' 4" (3.94m x 4.67m)

Double glazed window to the front aspect. Double glazed patio doors to the balcony with view over the downs. Radiator.

Kitchen

8' 9" x 6' 11" (2.67m x 2.11m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Integral fridge / freezer and washing machine. Cupboard containing boiler.

Bedroom 1

12' 11" x 10' 10" (3.94m x 3.30m)

Double glazed window to the rear aspect. Radiator.

Bedroom 2

10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed window to the side aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

Balcony

Beautiful views of the South Downs and Old Town.

Garage

Up and over door.



Total floor area 67.6 sq.m. (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Arlington House Upperton Road, Eastbourne

- ***Guide Price £200,000 - £210,000***
- TWO DOUBLE BEDROOM PURPOSE BUILT FLAT
- VIEWS OF THE DOWNS
- MODERN THROUGHOUT
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: C

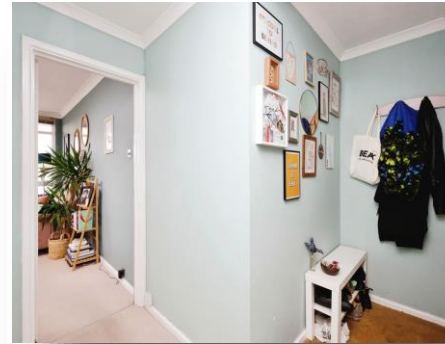
Council Tax Band: C Service Charge: 2898.08

Ground Rent: 147.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118429 - 0006

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.

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