



**Arun Lodge Arundel Road, Eastbourne BN21 2HD**

**welcome to**

**Arun Lodge Arundel Road, Eastbourne**

Located in the highly sought after Upperton area is this spacious THREE bedroom fifth floor PENTHOUSE close to the town centre, train station and seafront. Benefiting from fitted kitchen, en - suite, private terrace, garage and much more. Call now to book your viewing and avoid disappointment.



### Communal Entrance Porch

Lift to all floors.

### Entrance Hall

Entry phone system. Cupboard with plumbing for washing machine. Cupboard containing boiler. Radiator. Thermostat.

### Lounge

18' max x 23' 2" max ( 5.49m max x 7.06m max )  
Double glazed window to the front and side aspect.  
Double glazed French doors to the balcony. Beautiful views of the Downs and the sea. Radiator.

### Kitchen / Breakfast Room

13' 10" max x 16' 5" max ( 4.22m max x 5.00m max )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral fridge / freezer and dish washer. Double electric oven and five ring gas hob with cooker hood above. Double glazed window to the side aspect. Sea views. Radiator.

### Bedroom 1

16' 2" max x 11' 10" ( 4.93m max x 3.61m )  
Double glazed window to the side aspect. Built in wardrobes. Radiator. Views of the Downs.

### En - Suite

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Heated towel rail. Vanity unit. Double glazed window to the rear aspect.

### Bedroom 2

13' 10" max x 13' max ( 4.22m max x 3.96m max )  
Double glazed window to the front and rear aspect. Built in wardrobe. Radiator.

### Bedroom 3

8' 1" max x 8' 4" max ( 2.46m max x 2.54m max )  
Double glazed window to the side aspect. Built in wardrobes. Radiator. Sea views.

### Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.

### Balcony

Balcony having panoramic views across Old Town, The Downs and sea views.

### Garage

Up and over door.

### Additional Storage

Additional lock up storage cupboard within the communal area.



Total floor area 116.6 m<sup>2</sup> (1,256 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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/EBN118943](http://fox-and-sons.co.uk/Property/EBN118943)



welcome to

## Arun Lodge Arundel Road, Eastbourne

- GUIDE PRICE £325,000 - £350,000
- THREE BEDROOM PENTHOUSE
- MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES
- EN-SUITE & FAMILY BATHROOM
- PRIVATE TERRACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 154 years from 01 Jan 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/EBN118943](https://fox-and-sons.co.uk/Property/EBN118943)



Property Ref:  
EBN118943 - 0003

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



01323 410911



Eastbourne@fox-and-sons.co.uk



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



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)