





welcome to

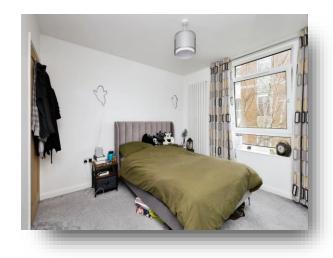
Glenthorne House Arundel Road, Eastbourne

A one bedroom second floor flat situated in the Upperton location being close to the town centre, shops, schools and bus routes. The property comprises of one double bedroom, kitchen with fitted appliances, bathroom and lounge all of which have been modernised throughout. Viewings highly advised.













Communal Entrance Hall

Stairs and lift to second floor. Entry phone system.

Entrance Hall

Entry phone system. Storage cupboard.

Lounge

15' 4" x 12' 11" (4.67m x 3.94m) Double glazed window. Spotlighting. Radiator.

Kitchen

8' 8" x 7' (2.64m x 2.13m)

A range of wall and base units with work top over incorporating a sink and drainer unit. Electric oven with hob and cooker hood above. Integral fridge / freezer and dish washer. Tiled splash back. Spotlighting. Double glazed window.

Bedroom

12' 11" x 11' 1" (3.94m x 3.38m)
Double glazed window. Built in wardrobes. Radiator.

Bathroom

Comprising a walk in shower cubicle with over head rainfall attachment. Tiled throughout. Heated towel rail. Low level W.C. Wash hand basin. Double glazed window.



Total floor area 48.7 m² (524 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





welcome to

Glenthorne House Arundel Road, Eastbourne

- ONE DOUBLE BEDROOM
- SECOND FLOOR
- FULLY FITTED KITCHEN
- MODERN THROUGHOUT
- BRIGHT AND SPACIOUS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000 - £180,000

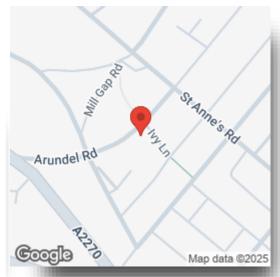


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Property Ref: EBN119484 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property





01323 410911



Eastbourne@fox-and-sons.co.uk



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



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