



Abbots Lodge Arundel Road, Eastbourne BN21 2EL



welcome to

Abbots Lodge Arundel Road,Eastbourne

Fox & Sons are delighted to offer this two double bedroom second floor purpose built flat located in the popular Upperton area of Eastbourne. The property benefits from a living room/dining room, kitchen/breakfast room, two double bedrooms and a bathroom. Viewing highly recommended.



Communal Entrance

Lift and stairs to all floors.

Entrance Hall

Cupboard. Radiator.

Lounge

14' 11" into recess x 19' (4.55m into recess x 5.79m)

Double glazed window to the side and rear aspect.

Radiator.

Kitchen

14' 2" x 6' 10" (4.32m x 2.08m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Integral fridge / freezer. Space and plumbing for washing machine and dish washer. Boiler. Radiator. Double glazed window to the side aspect.

Bedroom 1

15' into recess x 10' 9" (4.57m into recess x 3.28m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 2

12' into recess x 10' 3" (3.66m into recess x 3.12m)

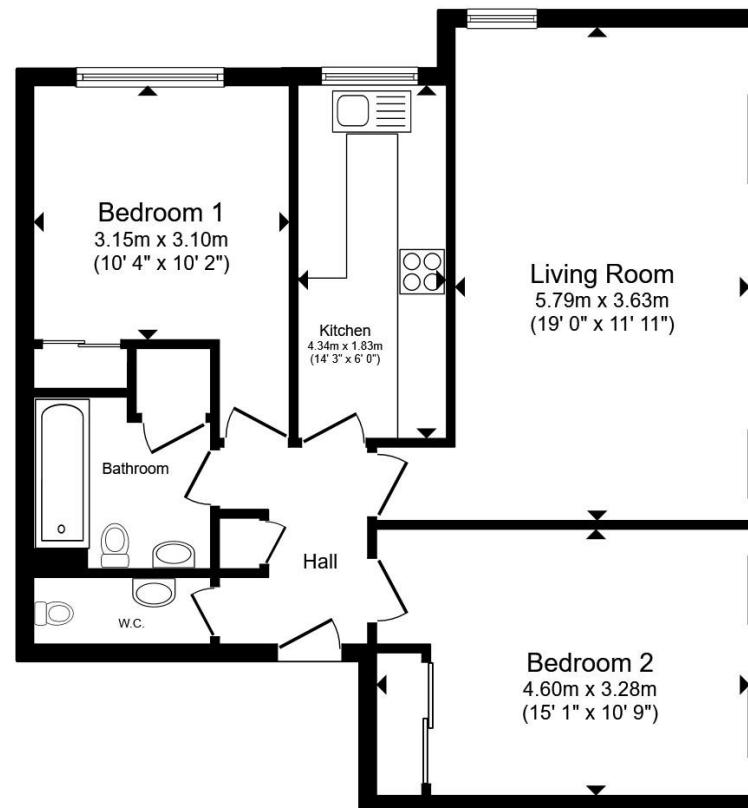
Double glazed window to the side aspect. Built in wardrobe. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Airing cupboard. Low level W.C. Wash hand basin. Radiator. Extractor fan.

Cloakroom

Low level W.C. Wash hand basin. Extractor fan.



Total floor area 71.7 m² (772 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.propertybox.io



view this property online fox-and-sons.co.uk/Property/EBN120654

welcome to

Abbots Lodge Arundel Road, Eastbourne

- SECOND FLOOR PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- COMMUNAL GARDENS
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: C

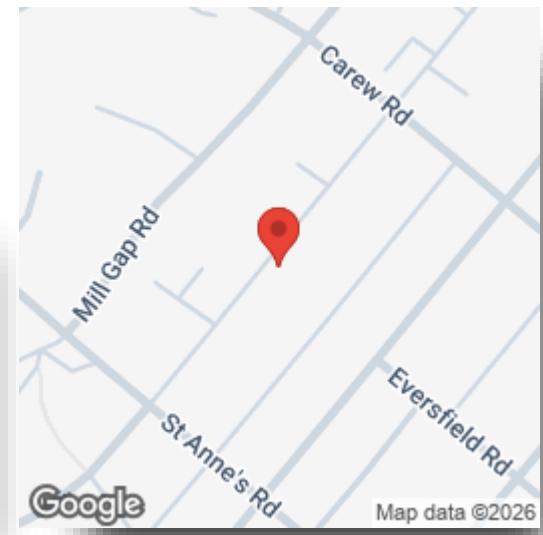
Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



view this property online fox-and-sons.co.uk/Property/EBN120654

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.



Property Ref:
EBN120654 - 0004



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk