



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£179,950



5 Alcazar Court, Arundel Road, Eastbourne, BN21 2EG

A CHAIN FREE two bedroom first floor apartment forming part of this purpose built development in Upperton. Set in lawned communal gardens the flat is being offered CHAIN FREE and with a share of the freehold. Though in need of some modernisation the flat offers wonderful potential with well proportioned accommodation comprising of two double bedrooms. A spacious lounge, kitchen, bathroom and separate cloakroom. Further benefits include double glazing, gas central heating and a garage. An internal inspection comes highly recommended.

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Arundel Road,
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Main Features

- Well Proportioned Upperton Apartment
- 2 Bedrooms
- 1st Floor
- Lounge
- Kitchen
- Bathroom
- Separate Cloakroom
- Garage
- Extended Lease Term
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Entryphone handset. Coved ceiling. Radiator. Built-in cupboard. Telephone point. Airing cupboard with fixed shelving.

Lounge

14'3 x 12'3 (4.34m x 3.73m)

Radiator. Television point. Coved ceiling. Double glazed window to front aspect.

Fitted Kitchen

10'10 x 7'7 (3.30m x 2.31m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window.

Bedroom 1

14'2 x 9'1 (4.32m x 2.77m)

Radiator. Coved ceiling. Double glazed window to side aspect.

Bedroom 2

12'2 x 9'10 (3.71m x 3.00m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom

Coloured suite comprising panelled bath with shower over. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator. Wall mounted electric heater.

Cloakroom

Low level WC. Wash hand basin. Electric heater. Frosted double glazed window.

Outside

Lawned communal garden to the front

Parking

The flat has a lock-up integral garage to the side of the block.

EPC = C

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: £2815.64 per annum which includes a reserve fund contribution

Lease: We are advised that the current vendors will be extending the lease to a new 999 years lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.