



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£160,000 - £170,000



1 Bedroom



1 Reception



1 Bathroom



6 Glenthorne House, Arundel Road, Eastbourne, BN21 2EZ

GUIDE PRICE £160,000 - £170,000

A well presented one bedroom second floor apartment with wonderful far reaching views towards the South Downs. Situated in Upperton the flat provides well proportioned accommodation comprising of a lounge/dining room with large double glazed window with downland views, a refitted kitchen and & shower room/wc and double bedroom. Further benefits include double glazing, electric heating and wood effect flooring. Local shops and gardens can be found at the nearby Motcombe village and Eastbourne town centre with its mainline railways station is also within comfortable walking distance.

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Arundel Road,
Eastbourne, BN21 2EZ

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Main Features

- Well Presented Upperton Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Private Lock-Up Storage Room

Entrance

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

Hallway

Airing cupboard housing hot water cylinder. Entryphone handset. Wood effect flooring.

Lounge

14'10 x 12'10 (4.52m x 3.91m)

Electric heater. Wall lights. Coved ceiling. Wood effect flooring.

Fitted Kitchen

11'8 x 7'0 (3.56m x 2.13m)

Range of fitted white wall and base units with stainless steel splashback. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset induction hob and electric oven under. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Serving hatch. Wood effect flooring. Double glazed window.

Bedroom

13'6 x 9'5 (4.11m x 2.87m)

Wall mounted electric heater. Wood effect flooring. double glazed window to rear aspect.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

Other Details

The flat has a private lock-up storage room.

Council Tax Band = A

EPC = D

AGENTS NOTE:

The vendor advised that pets & subletting are allowed.

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: £432.10 per quarter

Lease: 999 years from 2007.

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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.