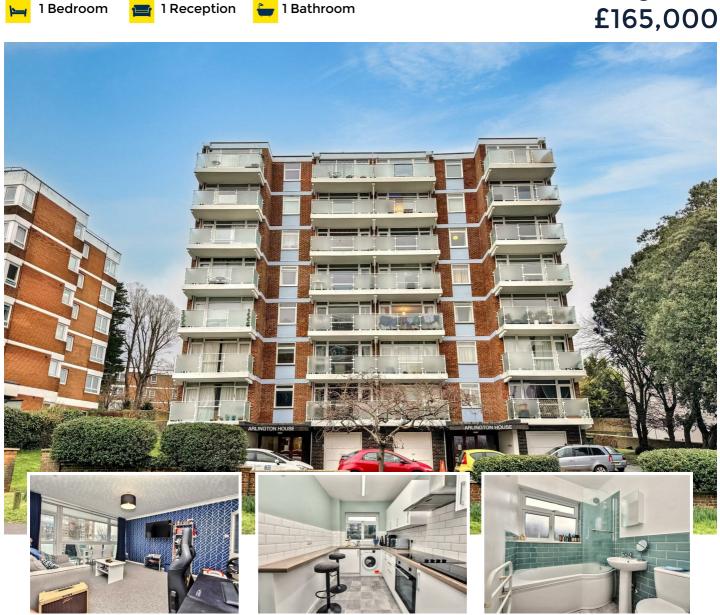


Leasehold

Offers In The Reign Of:



1 Bathroom

17 Arlington House, Upperton Road, Eastbourne, BN21 1LR

Enjoying front facing views towards St. Marys Church in Old Town, this well presented first floor apartment has a double bedroom, sitting room with adjoining balcony and both a refitted modern kitchen/breakfast room and a modern bathroom/wc. Double glazing extends throughout and electric heaters are also included. Residents parking is on a first come first serve basis and numerous amenities including shops, the park and pubs within Motcombe Village and access to the town centre are all within walking distance.

17 Arlington House, Upperton Road, Eastbourne, BN21 1LR

Offers In The Region Of: £165,000

Main Features

• Modern & Spacious

• 1 Double Bedroom

Sun Balconv

Double Glazing

Electric Storage Heating

Entrance

Communal entrance with security entry phone system. Stairs and lift to

first floor private entrance door to -

Upperton Apartment Hallway

Airing cupboard. Carpet.

Sitting/Dining Room First Floor 15'5 x 12'8 (4.70m x 3.86m)

Wall mounted electric storage heater. Carpet. Double glazed window and Spacious Sitting/Dining

double glazed door to -

Room Sun Balcony

With far reaching views.

Modern Fitted Kitchen/Breakfast Room Modern Fitted

11'9 x 6'11 (3.58m x 2.11m) Kitchen/Breakfast Room

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers Modern Bathroom/WC below. Breakfast bar. Inset four ring electric hob and electric oven under.

Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Extractor cooker hood. Double glazed window to

rear aspect.

Double Bedroom

 Residents Parking 13'7 x 9'7 (4.14m x 2.92m)

Wall mounted electric storage heater. Carpet. Double glazed window to

front aspect

Modern Bathroom/WC

Suite comprising panelled 'P' shaped shower bath with chrome mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed

window.

Parking

Residents parking exists on a first come first served basis to the front, side

& rear of the development.

Communal gardens are laid to lawn.

Council Tax Band = B

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: £719.31 per quarter

Lease: 189 years from 1964. We have been advised of the lease term, we have not seen the 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.