



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£134,950



17 Arundel Keep, 14 Arundel Road, Eastbourne, BN21 2EW

A well presented one bedroom third (top) floor apartment forming part of this purpose built development set in communal gardens and with residents parking facilities to the rear. Enviably situated in Upperton the flat benefits from a fitted kitchen & bathroom, sealed unit double glazing and electric heating. With an extended lease term and the flat is being sold CHAIN FREE, an internal inspection comes very highly recommended.



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info@townflats.com

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Eastbourne, BN21 2EW

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Main Features

- Well Presented Upperton Apartment
- 1 Bedrooms
- Top (3rd) Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Residents Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to top (3rd) floor private entrance door to -

Hallway

Two storage cupboards. Airing cupboard.

Double Aspect Lounge

16'5 x 9'10 (5.00m x 3.00m)

Electric radiator. Wood laminate flooring. Double glazed windows to side and front aspects.

Fitted Kitchen

6'9 x 6'8 (2.06m x 2.03m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for fridge/freezer. Integrated electric oven and 4 ring hob. Wood laminate flooring. Double glazed window to side aspect.

Bedroom

10'0 x 8'0 (3.05m x 2.44m)

Electric radiator. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower attachment and wall mounted electric shower. Pedestal wash hand basin. Low level WC. Shaver point. Wood laminate flooring. Frosted double glazed window.

Parking

Residents parking to the rear.

EPC = E

Council Tax Band = A

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: £150 per annum

Maintenance: Approximately £1200 per annum

Lease: 119 years remaining. We have been advised of the remaining 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.