

Ground Floor Flat,
18 Arlington Road,
Eastbourne, BN21 1DJ

Leasehold
Guide Price
£575,000-£595,000



 3 Bedroom  1 Reception  2 Bathroom


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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.



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*** GUIDE PRICE £575,000 to £595,000*** This spacious three bedroom ground floor maisonette with private garden and ample parking is set within an attractive period conversion in the ever popular Saffrons area. Renowned for its peaceful setting while being just moments from the town centre, mainline train station, Saffrons Sports Park and more. Boasting a newly laid brick driveway with space for up to three cars, the property also enjoys a large, enclosed lawned garden, offering excellent privacy and plenty of room for outdoor enjoyment. Inside, the home features a bright and airy triple aspect kitchen/breakfast room with direct access to the garden, ideal for everyday living and entertaining. The spacious sitting room includes a charming fireplace and opens onto a raised patio seating area perfect for alfresco dining. Accommodation comprises three generously sized bedrooms, with the principal bedroom benefitting from an en-suite shower room, in addition to a modern family bathroom and a separate WC. Offered with a long lease term, this unique and well located home combines character, space and convenience in one of Eastbourne's most desirable neighbourhoods.

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Main Features

- Spacious Garden Apartment Ideally Located In The Saffrons
- 3 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Triple Aspect Fitted Kitchen/Breakfast Room
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Lawned & Patio Rear Garden
- Driveway For 3 Cars

Entrance
Private front door to side of the building.

Entrance Hallway
Radiator. Enormous storage cupboard with stained leaded window.

Cloakroom
Low level WC. Wash hand basin. Heated towel rail. Single glazed Sash window.

Spacious Hallway
Radiator. Enclosed storage area with radiator & light, separate via a curtain.

Lounge/Dining Room
22'6 x 14'0 (6.86m x 4.27m)
Radiator. Fireplace. Single glazed door and windows to rear garden.

Triple Aspect Fitted Kitchen/Breakfast Room
14'8 x 12'0 (4.47m x 3.66m)
Range of fitted wall and base units. Block wood worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven. Integral fridge, freezer and microwave. Plumbing and space for washing machine, tumble dryer and dishwasher. Double glazed windows and double glazed doors to rear garden.

Bedroom 1
15'6 x 14'1 (4.72m x 4.29m)
2 Radiators. Single glazed Sash bay windows to front aspect. Door to -

Modern En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2
14'10 x 9'7 (4.52m x 2.92m)
Radiator. Double glazed Sash windows.

Bedroom 3
11'3 x 10'6 (3.43m x 3.20m)
Radiator. Built-in storage. Double glazed Sash window to side aspect.

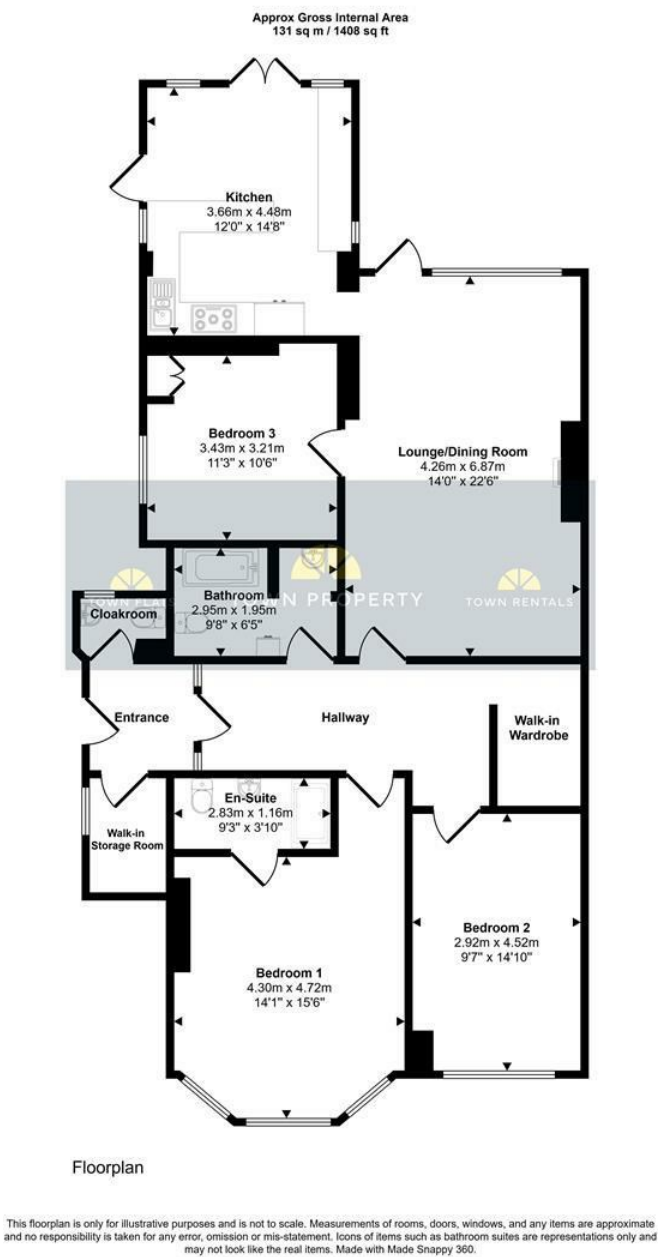
Modern Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Single glazed window to side aspect.

Rear Garden
With raised patio seating area adjoining the lounge, mainly laid to lawn with walled boundaries and separate sheltered side area adjoining the kitchen with gate for side access.

Parking
There is a brick laid driveway to the front which is suitable for 3 cars.

EPC = D

Council Tax Band = D



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: £50 per annum
Maintenance: £450 paid half yearly
Lease: 980 years remaining. We have been advised of the lease term, we have not seen the lease

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