



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£220,000 - £230,000



2 Bedroom



1 Reception



2 Bathroom



7 Arun Lodge, 2 Arundel Road, Eastbourne, BN21 2HB

GUIDE PRICE £220,000 - £230,000

A remarkably spacious two-bedroom apartment offering superb potential for modernisation. The property features two generous double bedrooms, including a main bedroom with en-suite, a separate family bathroom, a large fitted kitchen and an impressive living room that opens onto a private balcony with beautiful views of the South Downs. Additional benefits include a garage, a private storeroom measuring 8ft by 4ft and access to communal parking. While the apartment would benefit from updating throughout, it provides an excellent opportunity to create a stylish home in a peaceful and desirable location.



www.town-property.com



info@townflats.com

7 Arun Lodge,
2 Arundel Road,
Eastbourne, BN21 2HB

Guide Price
£220,000 - £230,000

Main Features

- Spacious Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- En-Suite Bathroom/WC & Further Bathroom/WC
- Double Glazing
- Garage & Residents Parking
- Private Storage Room

Entrance

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

Hallway

Entryphone handset. Coat cupboard. Airing cupboard housing immersion.

Lounge/Dining Room

17'8 x 15'8 (5.38m x 4.78m)

Radiator. Carpet. Double glazed window to front aspect. Double glazed door to -

Sun Balcony

With stunning views towards the South Downs.

Fitted Kitchen

8'10 x 8'2 (2.69m x 2.49m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for cooker, washing machine and fridge/freezer. Valiant boiler under counter. Vinyl flooring. Double glazed window to side aspect.

Bedroom 1

15'1 x 10'6 (4.60m x 3.20m)

Radiator. Built-in wardrobe. Double glazed window to side aspect. Door to -

En-Suite Bathroom/WC

Coloured suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Double glazed window to side aspect.

Bedroom 2

12'9 x 8'7 (3.89m x 2.62m)

Radiator. Built-in wardrobe. Double glazed window to side aspect.

Bathroom/WC

Coloured suite comprising panelled bath. Pedestal wash hand basin. Low level WC.

Parking

There is residents parking.

Garage

With up & over door and light.

Other Details

There is a private storage room (8' x 4') located in the basement

Council Tax Band = C

EPC = 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: Included in the maintenance charge

Maintenance: £184 per calendar month which includes ground rent charge

Lease: 154 years from 1974. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.