



54 Allingham Lodge, Southfields Road, Eastbourne, BN21 1AF

Price £260,000 | Leasehold

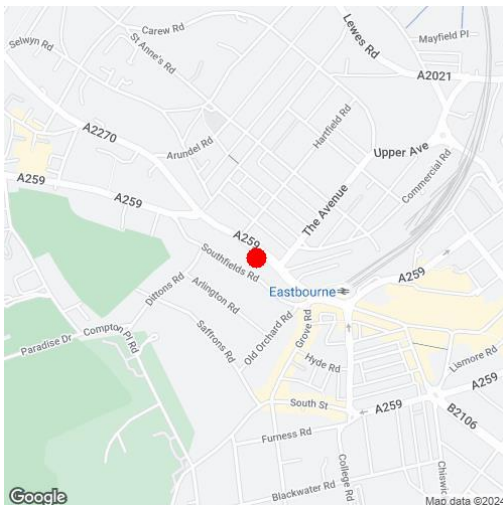
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Constructed within the last few years- A well presented one bedroom apartment forming part of the highly sought after Allilnham Lodge, located adjacent to Eastbourne's town centre. This Churchill Retirement Living Development is a superior retirement complex for the over 60's and features electric heating, double glazed windows, communal owners lounge with coffee bar, 24 hour care line support system, on-site lodge manager, security video entry system, communal gardens, guest bedroom (at an additional nightly charge) and a gated resident parking area, on a first come first served basis. The apartment itself has a generous balcony overlooking Upperton Road and a fitted kitchen with a range of wall and base units beneath contoured work surfaces and integrated appliances that include a, Zanussi electric oven, four ring ceramic hob with extractor fan over, fridge and freezer. Eastbourne railway station and Town Centre are within a few hundred yards level walking distance.







### At a Glance:

- Superior Churchill retirement development
- Within 200 yards of Eastbourne railway station
- Balcony
- Comprehensive communal facilities
- Residents parking
- Sealed unit double glazing
- Electric heating
- No onward chain

### Accommodation:

**STAIRS & PASSENGER LIFT TO FOURTH FLOOR**

**FRONT DOOR**

**HALL**

**STORE CUPBOARD**

**LIVING ROOM**  
20'0" (6.1m) x 10'4" (3.15m)

**BALCONY**  
8'0" (2.44m) x 7'4" (2.24m)

**BEDROOM**  
13'4" (4.06m) x 10'0" (3.05m)

**SHOWER ROOM/WC**

**OUTSIDE:**

**RESIDENTS PARKING**

**COMMUNAL GARDENS**

**COUNCIL TAX:**  
Band 'D'

**EPC:**  
'B'

**LEASE:**  
999 years from 1 June 2019

**MAINTENANCE:**  
£1,477.18 paid on 1 January 2024

**GROUND RENT:**  
£575.00 per annum for the first 7 years of the term

**PETS:**  
With written permission from the Landlord

**SUB-LETTING:**  
With permission from the Landlord

(All details concerning the terms of the Lease and outgoings are subject to verification)



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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