



12 Fitzalan House, Arundel Road, Eastbourne, BN21 2EN

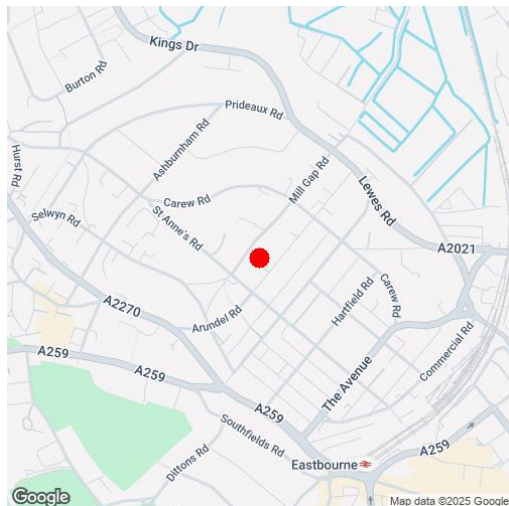
Price £185,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A generously proportioned flat situated on the fifth floor of a popular purpose-built block set well back from the road in the favoured Upperton area. The flat, which is served by passenger lift, provides accommodation that includes a 17'4 x 13' living room leading to a generous balcony that takes advantage of the superb views over the rooftops of Eastbourne towards the sea. There is a kitchen and double bedroom which measures an impressive 13'5 x 12'. There is ample residents' parking and a store room located to the rear of the block. Located in the popular Upperton area, Eastbourne town centre and railway station are within three quarters of a mile and a Waitrose store and small park are in the vicinity. The property is available with no onward chain.





At a Glance:

- Fifth floor apartment
- Popular Upperton location
- Sensational panoramic views
- Living room/dining room
- Kitchen
- Double bedroom
- Sun balcony
- Residents' parking
- Chain free

Accommodation:

COMMUNAL ENTRANCE

STAIRS OR LIFT TO FIFTH FLOOR

ENTRANCE HALL

LIVING ROOM

17'4" (5.28m) x 13'0" (3.96m) With door leading

LARGE BALCONY

KITCHEN

13'2" (4.01m) x 7'2" (2.18m)

BEDROOM

13'5" (4.09m) x 12'0" (3.66m)

BATHROOM/WC

OUTSIDE

**COMMUNAL GARDENS AND
RESIDENTS' PARKING**

PRIVATE STORAGE SHED

LEASE

TBA

MAINTENANCE

TBA

COUNCIL TAX

Band B

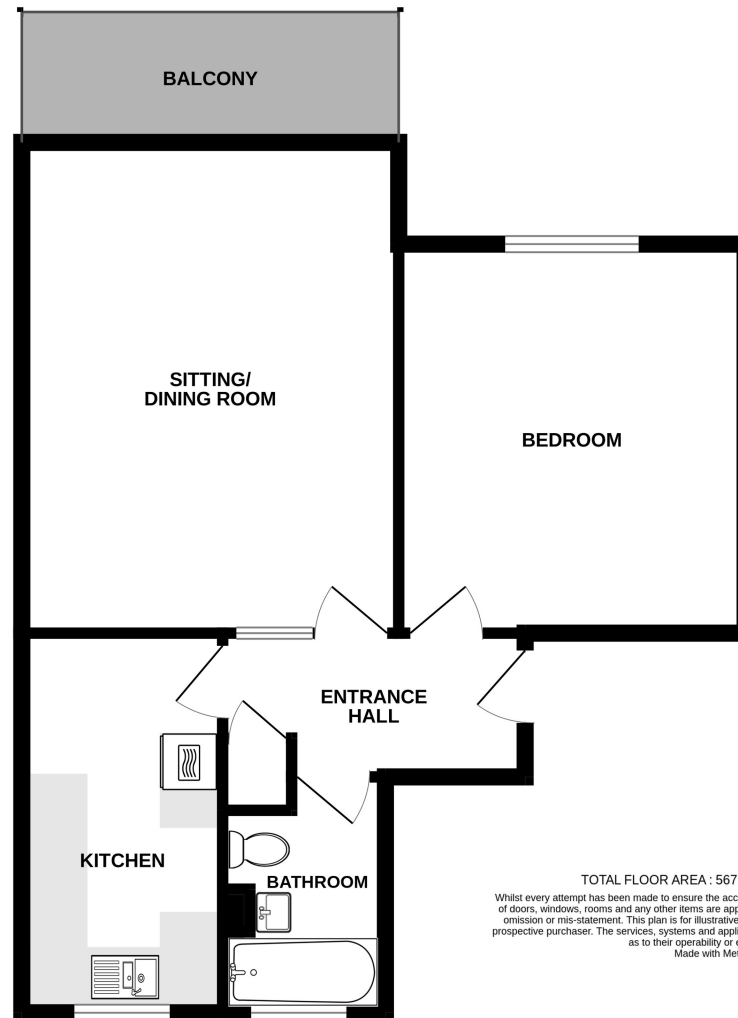
EPC

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



5TH FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

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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