



6 Alcazar Court, Arundel Road, Eastbourne, BN21 2EG

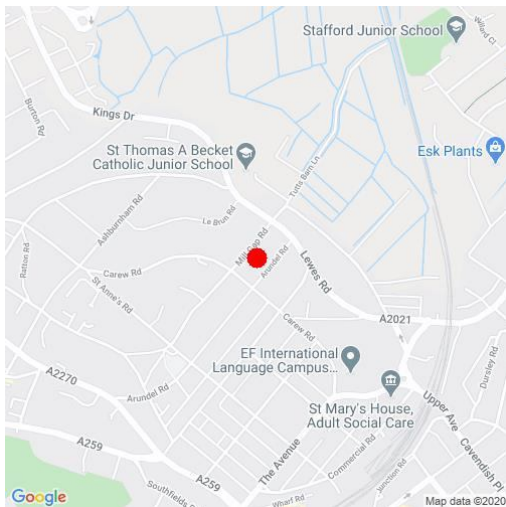
Price £189,950 | Leasehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Located in the favoured Upperton area of Eastbourne, a well presented two bedroom flat with garage. The flat is considered to occupy a convenient location being within only a few hundred yards from bus services in Kings Drive and Carew Road. Shopping facilities in the town centre together and mainline railway station are within one mile of the flat. Other benefits include a modern fitted kitchen with integrated appliances, a refitted bathroom and separate w.c, two double bedrooms, gas central heating and double glazing. The flat is highly recommended for an internal inspection.





At a Glance:

- Beautifully presented
- Modern fitted kitchen
- Modern fitted bathroom
- Favoured Upperton location
- Garage plus visitors' parking
- Two double bedrooms
- Wardrobes to both bedrooms
- Gas central heating
- Double glazing

Accommodation:

STAIRS AND PASSENGER LIFT

FIRST FLOOR

DINING HALL

LIVING ROOM

14'0" (4.27m) x 12'0" (3.66m)

KITCHEN

14'0" (4.27m) x 7'6" (2.29m)

BEDROOM 1

14'0" (4.27m) x 10'9" (3.28m) plus built-in wardrobe cupboard (approx 3'2" deep)

BEDROOM 2

12'0" (3.66m) x 9'9" (2.97m) including wardrobes

BATHROOM

SEPARATE WC

OUTSIDE:

GARAGE

VISITORS' PARKING

LAWNED COMMUNAL GARDENS

COUNCIL TAX:

Band C

EPC:

tba

LEASE:

Balance of 999 years Share of Freehold

MAINTENANCE:

£1,973.43 (2020) plus £177.68 per quarter for the next 8 years to cover cost of new roof.

GROUND RENT:

nil

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk