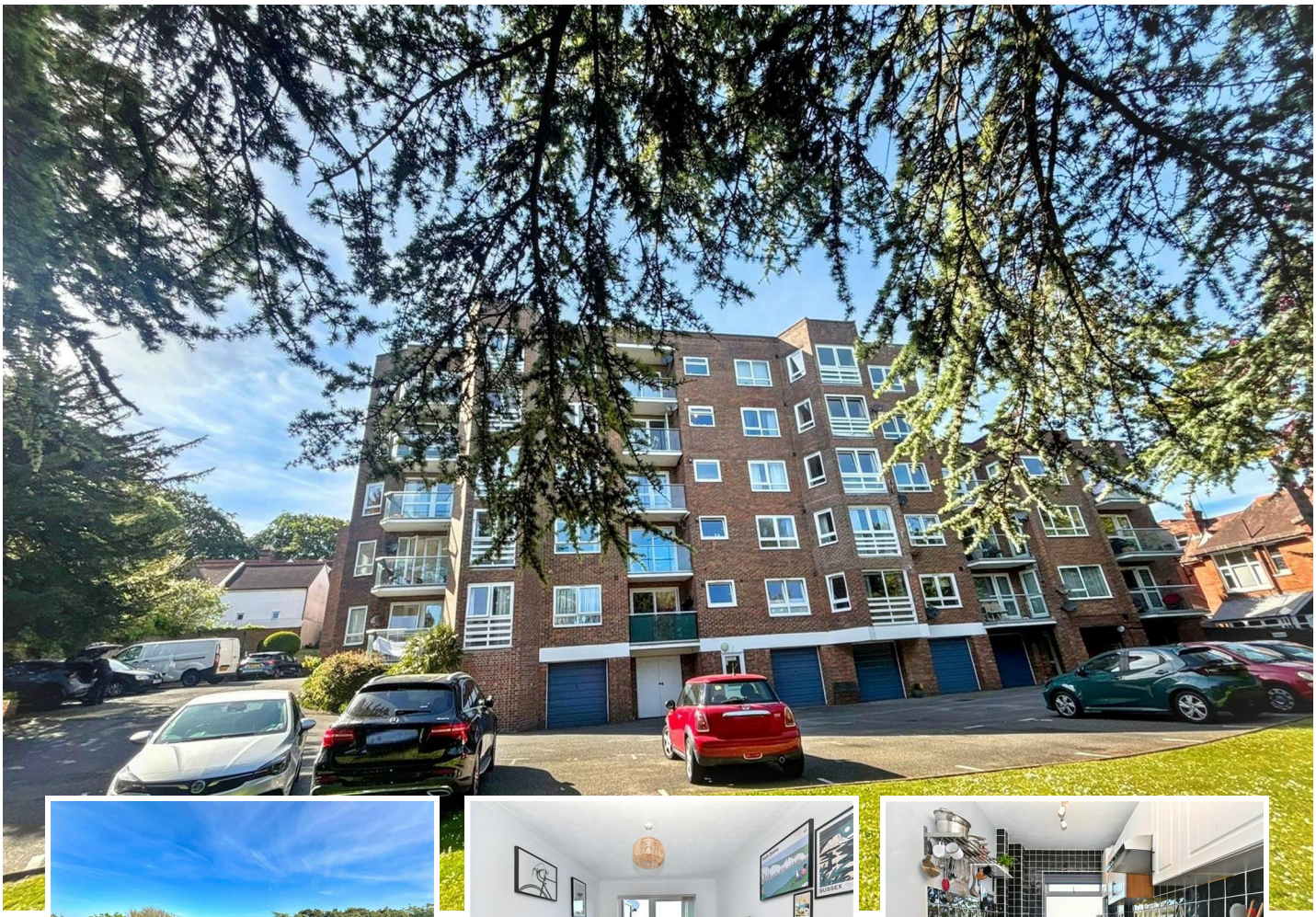
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

£169,950



17 The Fieldings, 11 Arundel Road, Eastbourne, BN21 2ER

An extremely well presented one bedroom third floor apartment that provides glorious far reaching views over Eastbourne towards the sea. Set in pleasant communal gardens in the Upperton area, the flat benefits from a modern fitted kitchen & bathroom, double bedroom, specious lounge/dining room with access to the sun balcony, double glazing, gas central heating and an allocated parking space. The flat is being sold CHAIN FREE with a share of the freehold. An internal inspection comes highly recommended

www.town-property.com info@townflats.com

Leasehold - Share of Freehold

17 The Fieldings, 11 Arundel Road, Eastbourne, BN21 2ER

£169,950

Main Features

- CHAIN FREE - Extremely Well Presented Upperton Apartment
- 1 Bedroom
- Third Floor
- Lounge/Dining Room Leading To Sun Balcony With Stunning Far Reaching Views Over Eastbourne
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Communal Gardens
- Private Lock-Up Storage Room

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

Hallway
Entryphone handset. Radiator. Coved ceiling. Recessed cupboard.

Lounge/Dining Room
18'3 x 10'0 (5.56m x 3.05m)
Radiator. Television point. Coved ceiling. Double glazed window and door to -

Sun Balcony
9'2 x 3'11 (2.79m x 1.19m)
With glorious far reaching views over Eastbourne towards the sea.

Fitted Kitchen
13'8 x 6'1 (4.17m x 1.85m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point with extractor cooker hood. Plumbing and space for washing machine and tumble dryer. Space for upright fridge/freezer. Breakfast bar. Part tiled walls. Wall mounted gas boiler. Double glazed window.

Bedroom
13'9 x 9'8 (4.19m x 2.95m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Tiled walls and floor. Extractor fan.

Other Details
There is a private lock-up storage room.

Parking
The flat has allocated parking space.

EPC = C

Council Tax Band = B

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: N/A
Maintenance: £185 per calendar month
Lease: 140 years remaining. 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.