



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £380,000



## Flat 1 Allingham Lodge, Southfields Road, Eastbourne, BN21 1AF

A beautifully presented two bedroom ground floor retirement apartment, forming part of the highly regarded Allingham Lodge development and offered to the market with no onward chain. Enjoying a desirable south westerly aspect, the apartment is uniquely positioned as the only ground floor apartment within the development, providing an added sense of privacy while remaining conveniently located close to the owners' lounge and main entrance. The bright and spacious living room offers ample space for both sitting and dining areas, with French doors opening directly onto a private patio overlooking the beautifully maintained communal gardens. A modern fitted kitchen is well equipped with integrated appliances, while both bedrooms are generous doubles with built-in mirrored wardrobes, the principal bedroom further benefiting from an en-suite shower room. Designed specifically for independent retirement living, the development offers an exceptional range of facilities and services, including a welcoming owners' lounge and kitchen hosting regular social events, a dedicated Lodge Manager available five days a week and a 24-hour Careline system for complete peace of mind. Residents also enjoy landscaped communal gardens, private parking and access to a guest suite for visiting family and friends, with the additional benefit of reciprocal guest suite use across Churchill Living developments nationwide. Ideally positioned close to the town centre, railway station and local amenities, this outstanding apartment offers comfort, security and a vibrant community lifestyle.

**Flat 1 Allingham Lodge,  
Southfields Road,  
Eastbourne, BN21 1AF**

**£380,000**

### Main Features

- Beautifully Presented Two Bedroom Ground Floor Retirement Apartment
- Unique Position As The Only Ground Floor Apartment In The Development
- Private South-Westerly Facing Patio Overlooking Communal Gardens
- Spacious Living Room With French Doors Opening Outside
- Two Generous Double Bedrooms With Built-In Wardrobes
- En-Suite Shower Room to Principal Bedroom
- Modern Fitted Kitchen With Integrated Appliances
- Owners' Lounge And Kitchen With Regular Social Events
- Lodge Manager, 24-Hour Careline System And Guest Suite Facilities
- Convenient Location Close To The Town Centre And Transport Links

### Entrance

Communal entrance with security entry phone system. Private entrance door on ground floor to-

### Hallway

Two cupboards. Security entry phone system.

### Lounge

16'10 x 10'1 (5.13m x 3.07m)

Radiator. Fireplace. Double glazed patio doors.

### Kitchen

7'5 x 6'9 (2.26m x 2.06m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Under unit lighting. Integrated fridge freezer and washing machine.

### Bedroom 1

14'5 x 8'11 (4.39m x 2.72m)

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

### En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Shaver point. Extractor fan.

### Bedroom 2

13'0 x 9'0 (3.96m x 2.74m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Shaver point. Extractor fan.

### Other Details:

Residents lounge with kitchen area, private gated car park with residents parking on a first come first served basis, communal enclosed gardens, guest suite, lodge manager available 5 days a week, 24 hour careline system.

**EPC = B**

**COUNCIL TAX BAND = E**

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: £625 per annum. £312.50 paid half yearly.**

**Maintenance: £4923.24 per annum. £2461.62 paid half yearly.**

**Lease: 999 years from 2019. We have been advised of the lease term, we have not seen the lease.**

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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.