



# TOWN FLATS

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Leasehold

Guide Price  
£240,000-£250,000

1 Bedroom

1 Reception

1 Bathroom



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

\*\*\*GUIDE PRICE £240,000 to £250,000\*\*\*

This beautifully presented one bedroom fourth floor apartment is located within the sought after Allingham Lodge retirement development. Conveniently positioned near the lift, the property features a spacious living/dining room with electric fireplace and French doors opening to a private balcony with rooftop and downland views. The modern kitchen includes integrated appliances, while the double bedroom boasts a walk-in wardrobe. A stylish shower room and separate storage cupboard complete the layout. Allingham Lodge offers independent retirement living with excellent facilities including an Owners' Lounge, guest suite, and a Lodge Manager on hand during the day. Located close to Eastbourne's shops, seafront, and transport links, this secure, well-maintained development provides a peaceful and fulfilling lifestyle for the over 60s.

### Main Features

- Beautifully Presented Town Centre Retirement Apartment
- 1 Bedroom
- Fourth Floor
- Spacious Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Modern Shower Room/WC
- Residents Lounge With Kitchen Area & Lodge Manager
- Gated Residents Parking Facilities
- CHAIN FREE

### Entrance

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

### Hallway

Security door entry system. Large storage cupboard with light.

### Spacious Lounge/Dining Room

18'1 x 11'7 (5.51m x 3.53m)

Electric fireplace. Electric radiator. Double glazed balcony doors and windows to rear aspect with plantation shutters.

### Sun Balcony

10'10 x 5'0 (3.30m x 1.52m)

With stunning far reaching views towards the South Downs

### Fitted Kitchen

9'4 x 6'6 (2.84m x 1.98m)

Wall and base units with under unit lighting. work surfaces, sink and drainer. Electric hob and electric oven. Extractor cooker hood. Integral fridge, freezer and washer dryer.

### Bedroom

15'3 x 9'11 (4.65m x 3.02m)

Electric radiator. Large walk in wardrobe with a light. Double glazed window to rear aspect with plantation shutters.

### Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC with hidden cistern.

Heated towel rail. Wash hand basin on vanity unit. Extractor fan.

### Other Details

Residents lounge with kitchen area, private gated car park, communal enclosed gardens, guest suite, lodge manager available 5 days a week, 24 hour careline system.

EPC = B

Council Tax Band = D

### AGENTS NOTE:

The property can be sold to include the furniture.

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: £575 per annum**

**Maintenance: £3052 per annum which includes heating, hot water, water, sewage, careline system, Lodge Manager & building insurance**

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