

HUNT FRAME

ESTATE AGENTS



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54 Allingham Lodge Southfields Road, Eastbourne, BN21 1AF Price Guide £250,000



A MOST LUXURIOUS RETIREMENT APARTMENT, exclusively for the over 60's, situated within this prestigious development within Eastbourne Town Centre. Comprising of a SITTING ROOM, fully fitted KITCHEN, DOUBLE BEDROOM with wardrobes and a LUXURY SHOWER ROOM. Residents benefit from a communal lounge which hosts regular activities and on-site parking.

Southfields Road is located on the borders of the sought after central areas of Saffrons, Lower Meads, Old Town and Little Chelsea. Everything you need is within walking distance including the mainline train station with links to London, The Beacon shopping centre, Sainsburys supermarket, local and high street shops, restaurants and amenities. Eastbourne seafront is also located within an easy walk, where you can enjoy seafront walks, The Bandstand and Pier.



COMMUNAL ENTRANCE

Access to the communal lounge and guest bedroom (at an additional nightly charge), stairs and lifts to the upper floors, access to the apartment on the fourth floor.

ENTRANCE HALL

Access to the sitting room, shower room, bedroom and large walk in store cupboard.

SITTING ROOM

20'5 x 10'2 (6.22m x 3.10m)

Radiator, tv and aerial points, glazed door to the kitchen, double glazed windows to the rear elevation with double opening doors to the balcony.

BALCONY

10'6 x 4'8 (3.20m x 1.42m)

Glazed and steel surround with views towards and over Upperton and Eastbourne.

KITCHEN

8'2 x 7'11 (2.49m x 2.41m)

Fitted with a range of modern grey gloss fronted wall mounted and floor standing units with fitted appliances, inset stainless steel sink unit, complimentary worktop space, four ring electric hob with canopied extractor above, Victorian style brick tiling to walls, recessed ceiling lighting, UPVC double glazed window to the rear aspect.

DOUBLE BEDROOM

12'2 x 9'2 (3.71m x 2.79m)

UPVC double glazed windows to the rear aspect, radiator, fitted double wardrobes with mirrored fronts.

SHOWER ROOM

Suite comprising of an enclosed shower cubicle with a fitted shower unit with sliding door to the front, low level Wc with a concealed cistern and recessed flush, wash hand basin set in a vanity unit with cupboards and a matching mirrored cabinet above, fully tiled walls, ladder style radiator.

OUTSIDE

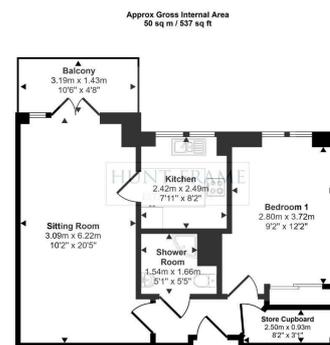
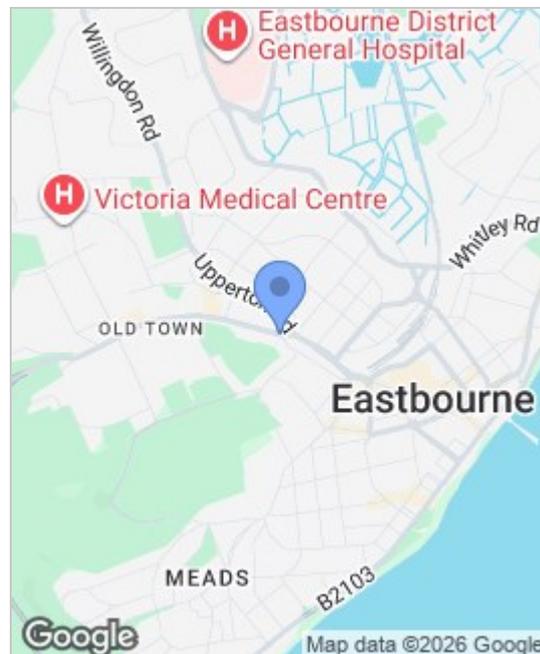
Residents parking and communal gardens.

OUTGOINGS

LEASE: 999 YEARS FROM 01/06/2019 - 993 YEARS REMAINING

MAINTENANCE: APPROX £2954 PER ANNUM (TBC)

GROUND RENT: £575 PER ANNUM FOR THE FIRST SEVEN YEARS (TBC)
PETS WITH WRITTEN PERMISSION



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82 82	England & Wales	EU Directive 2002/91/EC	

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