



TOWN FLATS



☎ 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£189,950



5 Bex Court, 18 Arundel Road, Eastbourne, BN21 2EL

A well presented 2 bedroom first floor apartment forming part of this attractive residence set in lawned communal gardens. Enviably situated in Upperton the flat benefits from a bay windowed lounge, refitted kitchen & bathroom, double glazing and gas central heating. Located at the rear of the block the flat enjoys views over the communal gardens and there is an allocated parking space. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Beautiful Lawned Communal Gardens
- Allocated Parking

Entrance

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

Hallway

Radiator. Entryphone handset. Dado rail. Built-in cupboard.

Bay Windowed Lounge

16'10 x 13'4 (5.13m x 4.06m)

Radiator. Feature fireplace with ornate surround. Picture rail. Corniced ceiling. Double glazed bay window to rear aspect.

Fitted Kitchen

8'9 x 6'4 (2.67m x 1.93m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Integrated fridge/freezer and washing machine. Cupboard housing gas boiler. Part tiled walls. Radiator. Double glazed window.

Bedroom 1

15'11 x 9'11 (4.85m x 3.02m)

Radiator. Corniced ceiling. Double glazed window to rear aspect.

Bedroom 2

9'11 x 8'1 (3.02m x 2.46m)

Radiator. Corniced ceiling. Double glazed window to side aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC with concealed cistern. Extractor fan. Heated towel rail.

Outside

The development is set in lovely lawned communal gardens.

Parking

There is allocated parking spaces to the rear.

EPC = D

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: Awaiting confirmation

Maintenance: £2212.32 per annum

Lease: 999 years from 1987. 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.