



Abbots Lodge Arundel Road, Eastbourne BN21 2EL

welcome to

Abbots Lodge Arundel Road, Eastbourne

A beautifully refurbished two-bedroom ground floor flat in the sought-after Upperton area of Eastbourne, offered chain free. Features include a brand-new kitchen and bathroom, new carpets, private patio area, communal gardens, and a garage en bloc. Ideally located for the town centre.



Communal Entrance

Entrance Hall

Radiator. Cupboard.

Lounge

19' x 11' 8" plus recess (5.79m x 3.56m plus recess)
Double glazed patio doors to the rear garden.
Radiator.

Kitchen

14' 2" x 7' (4.32m x 2.13m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine and dish washer. Space for tumble dryer. Integral fridge / freezer. Breakfast bar. Boiler. Double glazed window to the side aspect.

Bedroom 1

14' 11" into recess x 10' 9" (4.55m into recess x 3.28m)
Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 2

11' 11" into recess x 10' 3" (3.63m into recess x 3.12m)
Double glazed window to the side aspect. Built in wardrobe. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Airing cupboard. Extractor fan. Shaver point. Heated towel rail.

Cloakroom

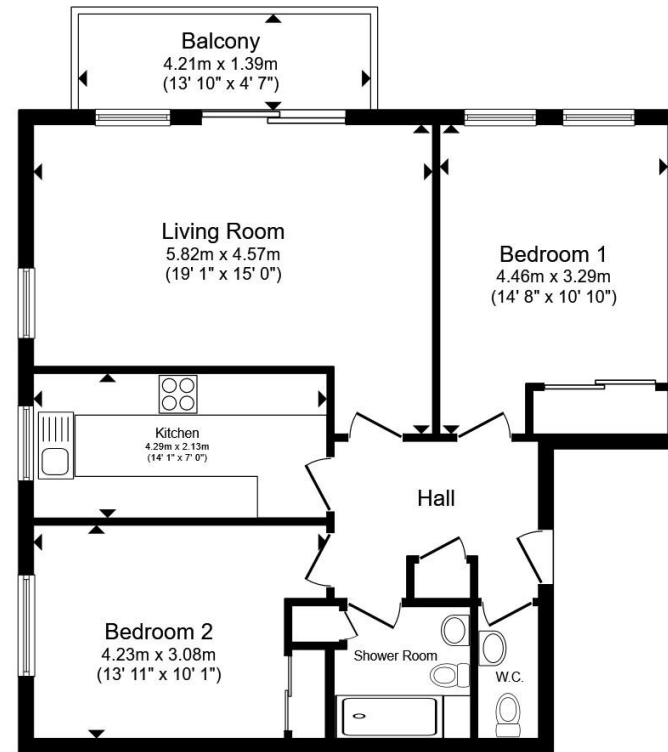
Low level W.C. Wash hand basin.

Rear Garden

Private patio area leading to communal lawns and communal patio.

Garage

Up and over door.



Ground Floor

Total floor area 72.7 m² (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Abbots Lodge Arundel Road, Eastbourne

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- PRIVATE PATIO AREA
- GARAGE EN BLOC
- NEW KITCHEN, BATHROOM AND CARPETS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2430.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120950



Property Ref:
EBN120950 - 0002

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