HUNT FRAME
ESTATE AGENTS



1 Elmwood 5 Arundel Road, Eastbourne, BN21 2EN

£119,950

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A ONE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT forming part of this favoured development in the Upperton area of Eastbourne. Situated at the front of the property with views over the communal gardens and entrance, the flat benefits from a SITTING ROOM with SUN BALCONY, KITCHEN, DOUBLE BEDROOM and BATHROOM. The property also has double glazing, electric heating and a share of the freehold and a GARAGE, being offered CHAIN FREE

Located in a popular road in the Upperton area of Eastbourne and within easy reach of the town centre and railway station, being approximately 1/2 mile distant.







COMMUNAL ENTRANCE
Stairs and lift to the upper floors. Private entrance door into the apartment.

HALLWAY
Entryphone system, electric radiator, doors off to the sitting room, bedroom and bathroom.

SITTING ROOM
15'4 x 11'0 (4.67m x 3.35m)
Glazed wooden door into the reception room being dual aspect with a double glazed window overlooking the side elevation with double glazed windows and UPVC double opening doors allowing access onto the balcony with views across the front communal gardens and entrance, electric radiator.

BALCONY
10'8 x 3'9 (3.25m x 1.14m)
With an aspect over the tree lined entrance and communal gardens.

KITCHEN
8'0 x 7'1 (2.44m x 2.16m)
Fitted with a range of floor standing and wall mounted units with worktop space, inset sink unit with a mixer tap and drainer, four ring electric hob with a single oven beneath and an extractor unit above, plumbing and space for a washing machine, further under counter appliance space, part tiling to walls, double glazed window to the side aspect.

BEDROOM
12'10 x 10'6 (3.91m x 3.20m)
Double glazed window to the front aspect, electric radiator.

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)
Fitted with a suite of a panelled bath with an electric shower unit over, low level Wc and a pedestal wash hand basin, part tiling to walls, airing cupboard, electric radiator, mirrored storage cabinet.

RESIDENT PARKING
Resident parking facilities can be found at the front of the building.

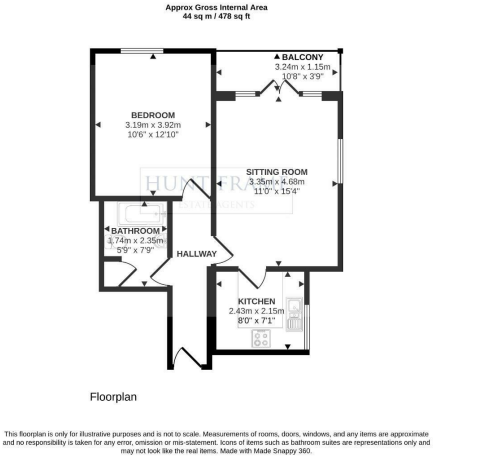
OUTSIDE
The apartment benefits from communal gardens, both to the front and rear.

GARAGE
In a block to the front of the property with an up and over door to the front. (Number 12 tbc)

OUTGOINGS
LEASE:125 Years from 25th June 2001 (tbc)
MAINTENANCE: APPROX £620 PER QUARTER TO INC WATER RATES.
COUNCIL TAX BAND: B
SHARE OF FREEHOLD (tbc)

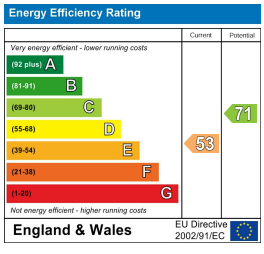
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

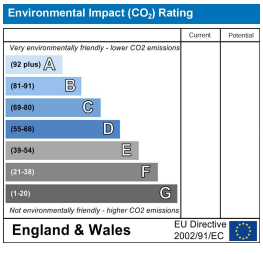




Floorplan

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 Snappy 360.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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