TOWN FLATS

01323 416600

Leasehold

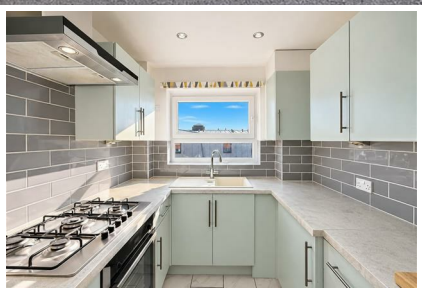
2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£185,000 - £200,000









12 Arlington House, Upperton Road, Eastbourne, BN21 1LR

GUIDE PRICE £185,000 - £200,000
A well presented two bedroom 6th floor purpose built apartment in the sought after Upperton area, enjoying far reaching views across Eastbourne towards the Downs. The accommodation comprises a spacious living room with access to a private balcony, a modern kitchen and bathroom, and two double bedrooms. Further benefits include a garage and useful storage. Eastbourne's mainline railway station, shops and restaurants are a short walk away, as is the favoured Old Town area. Nearby parks and convenient bus routes further enhance the location. Offered vacant and chain free.

Leasehold

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Main Features

- Well Presented 2 Bedroom 6th Floor Upperton Apartment
- Spacious Living Room With Access To Private Balcony
- Far Reaching Views Across Eastbourne Towards The Downs
- Modern Fitted Kitchen
- 2 Good Sized Double Bedrooms
- Stylish Fitted Kitchen
- Modern Bathroom/WC
- Garage & Useful Additional Storage
- Conveniently Located Close To Eastbourne Town Centre & Mainline Railway Station
- Vacant & Chain Free

Entrance
Communal entrance with security entry phone system. Stairs and lift to 6th floor private entrance door to -

Hallway
Radiator. Entryphone handset. Airing cupboard. Radiator. 3 further built-in cupboards.

Lounge
15'1 x 12'9 (4.60m x 3.89m)
Radiator. Double glazed window and patio doors to –

Sun Balcony
With stunning far reaching views over Eastbourne, towards the South Downs.

Fitted Kitchen
8'7 x 7'1 (2.62m x 2.16m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in 5 ring gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer and washing machine. Cupboard housing boiler. Double glazed window.

Bedroom 1
12'8 x 10'9 (3.86m x 3.28m)
2 radiators. Double glazed window.

Bedroom 2
10'8 x 8'8 (3.25m x 2.64m)
Radiator. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Low level WC with concealed cistern. Chrome heated towel rail. Fully tiled. Frosted double glazed window.

EPC = C

Council Tax Band = C

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: £147 per annum
Maintenance: £2898.08 per annum
Lease: 126 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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.