



15 Elmwood, 5 Arundel Road, Eastbourne, BN21 2EN

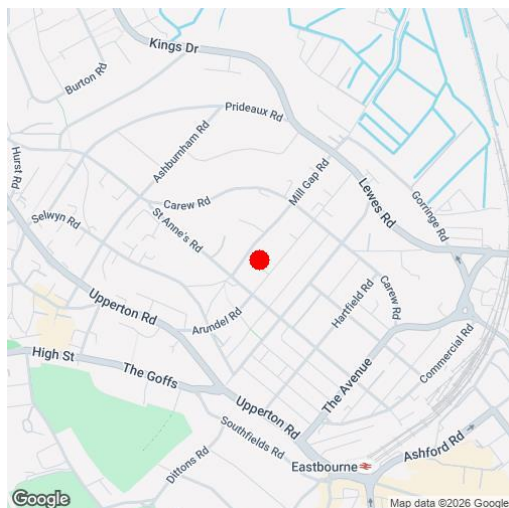
Price £167,500 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally well presented one double bedroom flat located on the 4th floor of this well maintained purpose built block in the popular Upperton area of Eastbourne. This delightful property enjoys bright and good sized accommodation comprising communal entrance hall, passenger lift to all floors, private entrance hall with built in storage, spacious sitting room with double aspect and door leading to balcony overlooking the communal gardens. The property benefits from a modern fitted kitchen in addition to a stylish bathroom and new carpets throughout. Elmwood is set within well kept communal grounds and is located within close proximity of Eastbourne town centre, train station and seafront. The property is offered to the market chain free and has the benefit of double glazing and newly installed electric heaters. There is also a useful storage room located on the ground floor.





At a Glance:

- Well presented one bedroom 4th floor flat
- Double aspect sitting room
- Balcony
- Modern kitchen
- Stylish bathroom
- Well kept communal gardens
- Close to town centre, train station and seafront
- Newly fitted electric heaters
- Chain free
- Share of the Freehold

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

14'9" (4.5m) x 11'10" (3.61m)

BALCONY

KITCHEN

8'11" (2.72m) x 7'1" (2.16m)

BEDROOM

12'9" (3.89m) x 10'5" (3.18m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

LEASE:

125 years from 2001 (Share of Freehold)

MAINTENANCE:

£596 per quarter including water rates

GROUND RENT:

N/A

PETS:

to be confirmed

SUB-LETTING:

allowed

COUNCIL TAX:

Band 'B'

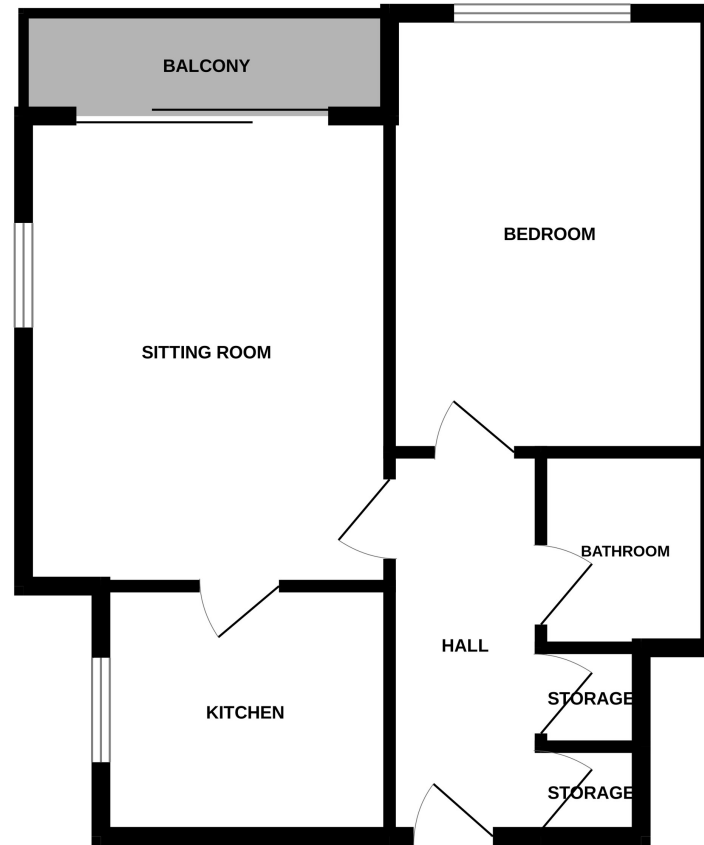
EPC:

'D'

(All details concerning the terms of the Lease & outgoing are subject to verification)



FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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