



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



3 Bedroom



2 Reception



1 Bathroom

## £365,000



### Ground Floor Flat, 30 Arlington Road, Eastbourne, BN21 1DL

An incredibly spacious 3 bedroom garden apartment forming part of this attractive residence. Enviably situated in the Saffrons within comfortable walking distance of the town centre and mainline railway station the apartment is being sold CHAIN FREE and SOLD AS SEEN. Though in need of much updating the apartment provides wonderful potential with a bay windowed lounge that opens onto the private lawned garden, 2 bay windowed bedrooms to the front and further bedroom to the side. The kitchen opens onto a dining room that again leads to the private garden. To the front there are further lawned gardens and off road parking. An internal inspection comes highly recommended.

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30 Arlington Road,  
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## Main Features

- Spacious Garden Apartment Yards From Eastbourne Town Centre
- 3 Bay Windowed Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Kitchen Leading To Dining Room
- Bathroom/WC
- Private Lawned Rear Garden
- Off Road Parking
- New 999 Year Lease
- CHAIN FREE

### Entrance

Private entrance door to -

### Lobby

Picture rail. Stained glass window. Further door to -

### Hallway

Radiator. Wall lights. Picture rail.

### Bay Windowed Lounge

17'8 x 15'6 (5.38m x 4.72m )

Feature fireplace. Wall lights. Picture rail. Bay window and door to rear garden. Door to -

### Inner Hallway

With walk-in airing cupboard housing hot water cylinder and gas boiler. Further door to -

### Kitchen

9'5 x 8'8 (2.87m x 2.64m )

Sink unit with single drainer. Worktop. Base unit. Larder cupboard. Window to side aspect. Doorway to -

### Dining Room

9'4 x 6'2 (2.84m x 1.88m )

Radiator. Wall light. Door to rear garden.

### Bay Windowed Bedroom 1

17'9 x 13'6 (5.41m x 4.11m )

Radiator. Feature fireplace. Picture rail. Coved ceiling. Fitted wardrobe. Bay window to front aspect.

### Bay Windowed Bedroom 2

15'4 x 9'6 (4.67m x 2.90m )

Radiator. Feature fireplace with hearth and surround. Picture rail. Coved ceiling. Bay window to front aspect.

### Bay Windowed Bedroom 3

14'11 x 11'6 (4.55m x 3.51m )

Wash hand basin. Walk-in wardrobe with hanging rail and fixed shelving. Bay window to side aspect.

### Bathroom/WC

Coloured suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Window to side aspect.

### Outside

The enclosed rear garden is laid to lawn with mature trees & shrubs and gated side access. To the front there are further lawned gardens.

### Parking

The flat benefits from off road parking.

Council Tax Band = E

EPC = D

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: Peppercorn**

**Maintenance: Awaiting confirmation**

**Lease: We have been advised that the flat will be sold with a new 999 year lease. We have not seen the new 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.