



TOWN FLATS



01323 416600

Leasehold

3 Bedroom

1 Reception

1 Bathroom

**Guide Price
£250,000-£260,000**



28B Arlington Road, Eastbourne BN21 1DL

GUIDE PRICE £250,000 to £260,000

An extremely spacious three bedroom converted apartment occupying the whole top floor of this attractive detached residence. Envably situated in the Saffrons area, the flat is within comfortable walking distance of Gildredge Park and Eastbourne town centre. The flat provides flexible living accommodation with all three bedrooms being double bedrooms, a spacious lounge and additional office/study area, refitted shower room and kitchen. The flat offers light and airy accommodation with three of the rooms being double aspect rooms with double glazed windows. The flat has its own private entrance door and is being sold with a lease in excess of 900 years. An internal inspection comes very highly recommended.

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Main Features

- Spacious & Well Presented Saffrons Apartment
- 3 Bedrooms
- Top Floor
- Double Aspect Lounge/Dining Room
- Snug/Study Area
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Entrance
- CHAIN FREE

Entrance

Private ground floor entrance door to -

Entrance Lobby

Internal staircase to second floor landing.

Hallway

Radiator. Loft access (not inspected). Built-in cupboard with fitted shelving.

Double Aspect Lounge/Dining Room

23'7 x 10'0 (7.19m x 3.05m)

Radiator. Television point. Double glazed window to front and side aspects. Opening to -

Snug/Study Area

9'5 x 7'11 (2.87m x 2.41m)

With light & power.

Fitted Kitchen

11'1 x 7'9 (3.38m x 2.36m)

Range of fitted white wall and base units. Worktop with inset one and half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob with stainless steel splashback and electric oven with extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Cupboard housing gas boiler. Radiator. Double glazed window.

Double Aspect Bedroom 1

16'1 x 14'7 (4.90m x 4.45m)

Radiator. Double glazed windows to rear & side aspects.

Double Aspect Bedroom 2

16'8 x 12'0 (5.08m x 3.66m)

Radiator. Double glazed bay window to rear aspect & further window to side aspect.

Bedroom 3

11'2 x 10'4 (3.40m x 3.15m)

Radiator. Double glazed window to side aspect.

Modern Shower Room/WC

Refitted white suite comprising walk-in shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin with chrome mixer tap. Tiled floor. Tiled walls. Chrome heated towel rail. 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: N/A

Maintenance: £60 per calendar month

Lease: 999 years from 1963. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.