

Ground Floor Flat,
18 Arlington Road,
Eastbourne, BN21 1DJ

Leasehold

£525,000



 3 Bedroom  1 Reception  2 Bathroom



TOWN FLATS



01323 416600

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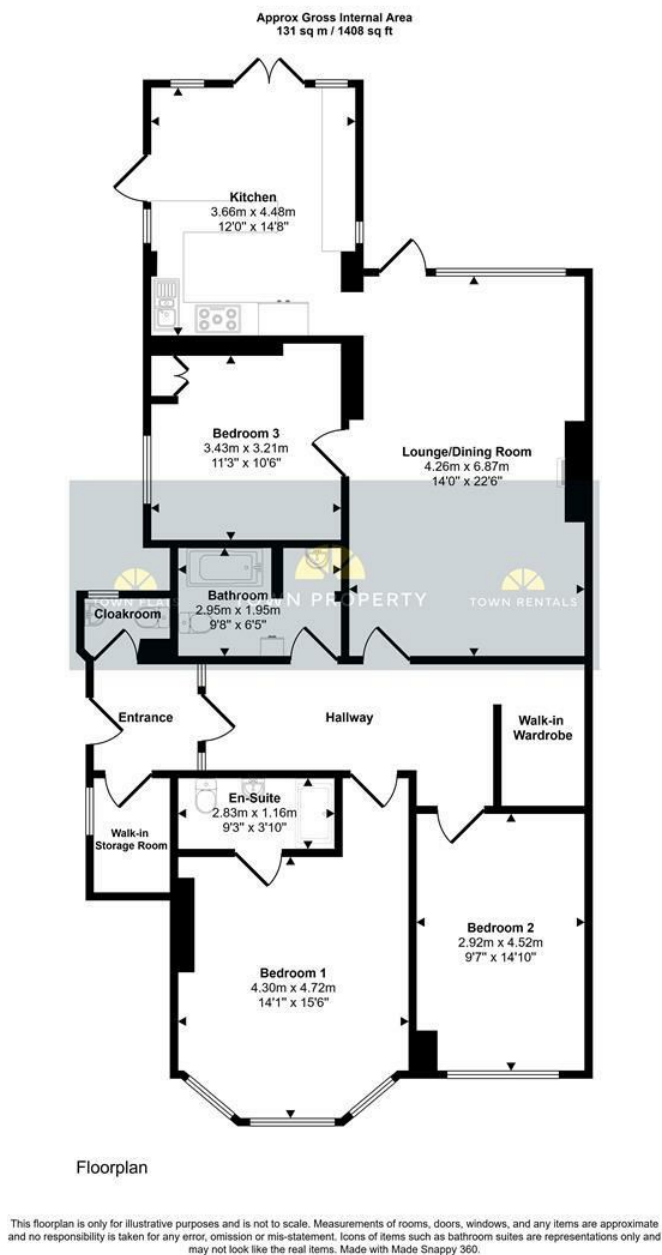
This spacious three bedroom ground floor maisonette with private garden and ample parking is set within an attractive period conversion in the ever popular Saffrons area. Renowned for its peaceful setting while being just moments from the town centre, mainline train station, Saffrons Sports Park and more. Boasting a newly laid brick driveway with space for up to three cars, the property also enjoys a large, enclosed lawned garden, offering excellent privacy and plenty of room for outdoor enjoyment. Inside, the home features a bright and airy triple aspect kitchen/breakfast room with direct access to the garden, ideal for everyday living and entertaining. The spacious sitting room includes a charming fireplace and opens onto a raised patio seating area perfect for alfresco dining. Accommodation comprises three generously sized bedrooms, with the principal bedroom benefitting from an en-suite shower room, in addition to a modern family bathroom and a separate WC. Offered with a long lease term, this unique and well located home combines character, space and convenience in one of Eastbourne's most desirable neighbourhoods.

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Main Features	Entrance Private front door to side of the building.
• Spacious Garden Apartment Ideally Located In The Saffrons	Entrance Hallway Radiator. Enormous storage cupboard with stained leaded window.
• 3 Bedrooms	Cloakroom Low level WC. Wash hand basin. Heated towel rail. Single glazed Sash window.
• Ground Floor	Spacious Hallway Radiator. Enclosed storage area with radiator & light, separate via a curtain.
• Lounge/Dining Room	Lounge/Dining Room 22'6 x 14'0 (6.86m x 4.27m) Radiator. Fireplace. Single glazed door and windows to rear garden.
• Triple Aspect Fitted Kitchen/Breakfast Room	Triple Aspect Fitted Kitchen/Breakfast Room 14'8 x 12'0 (4.47m x 3.66m) Range of fitted wall and base units. Block wood worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven. Integral fridge, freezer and microwave. Plumbing and space for washing machine, tumble dryer and dishwasher. Double glazed windows and double glazed doors to rear garden.
• En-Suite Shower Room/WC	Bedroom 1 15'6 x 14'1 (4.72m x 4.29m) 2 Radiators. Single glazed Sash bay windows to front aspect. Door to -
• Modern Bathroom/WC	Modern En-Suite Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.
• Lawned & Patio Rear Garden	Bedroom 2 14'10 x 9'7 (4.52m x 2.92m) Radiator. Double glazed Sash windows.
• Driveway For 3 Cars	Bedroom 3 11'3 x 10'6 (3.43m x 3.20m) Radiator. Built-in storage. Double glazed Sash window to side aspect.
	Modern Bathroom/WC Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Single glazed window to side aspect.
	Rear Garden With raised patio seating area adjoining the lounge, mainly laid to lawn with walled boundaries and separate sheltered side area adjoining the kitchen with gate for side access.
	Parking There is a brick laid driveway to the front which is suitable for 3 cars.
	EPC = D
	Council Tax Band = 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: £50 per annum
Maintenance: £450 paid half yearly
Lease: 980 years remaining. We have been advised of the lease term, we have not seen the lease

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