



BROOK GAMBLE



 BROOK



GFF 20 Arlington Road, Eastbourne, BN21 1DJ

£540,000

A wonderful, large 3 bedroom converted apartment with private gardens and parking. The property has been the subject of significant refurbishment by the present owners and as such boasts wonderful open plan living space with a 19'9 x 14'11 Lounge opening into the refitted Kitchen / Dining Room with integrated appliances. The 2 main bedrooms are a particular feature of the apartment with Bedroom 1 being 19'6 x 15'3 and Bedroom 2 boasting a luxury En-Suite Shower Room. Further benefits include the large Utility Room, a luxury Family Shower Room and a large lower ground floor 3rd Bedroom. Being sold with a share of the freehold, the flat benefits from gas central heating and uPVC double glazing, the large private rear garden and a driveway for off street parking. Located close to Eastbourne Town Centre and Railway Station, the property is considered suitable for a wide range of buyers and viewing is considered essential by the vendors Sole Agents.

Communal Entrance

Communal front door opening into Communal Entrance Hall. Private front door opening into Private Entrance Hall.

Entrance Hall

Large L-shaped Reception Hall measuring 22'8 maximum length. Laminate wood effect flooring, two radiators, picture rail, inset ceiling spotlights, large storage cupboard, galleried leaded light patterned high level single glazed window to side. Digital wall mounted thermostat, stairs down to Bedroom 3.

Lounge 14'11 x 19'9 into bay (4.55m x 6.02m into bay)

Two radiators, picture rail, UPVC double glazed bay window to front with fitted shutter blinds. Laminate wood effect flooring Open plan archway to Kitchen / Dining Room.

Kitchen / Dining Room 16'9 max x 13'1 (5.11m max x 3.99m)

Enamel twin bowl sink unit with cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring AEG induction hob with cooker hood above and pan draws below. Eye level Bosch electric double oven. Wall units, integrated fridge-freezer, integrated dishwasher, inset ceiling spotlights, laminate wood effect flooring, radiator, UPVC double glazed window to side and glazed roof light. Glass door to Utility Room.

Utility Room 17' max x 7'10 (5.18m max x 2.39m)

Enamel sink unit with mixer taps and cupboards below. Further cupboards with working surfaces over. Radiator, large linen cupboard with wall mounted gas boiler and water cylinder. Laminate wood affect flooring, inset ceiling spotlights, extractor fan. UPVC double glazed window to front, UPVC double glazed window and door to side.

Bedroom 1 19'6 x 15'3 (5.94m x 4.65m)

Two radiators, picture rail, UPVC double glazed window with shutter blinds overlooking rear garden. UPVC double glazed door opening into Sun Room.

Bedroom 2 13'5 excluding recess x 14'4 into bay (4.09m excluding recess x 4.37m into bay)

UPVC double glazed bay window to rear with fitted shutter blinds. UPVC double glazed door to Sun Room. Radiator, feature panelling effect to walls. En-suite Shower Room.

En-Suite Shower Room

Luxury glazed shower cubicle, wall mounted shower unit, hand held shower attachment, rainfall showerhead, glazed screen, low flush WC, wash basin inset into vanity unit with cupboard below. Heated towel rail, fully tiled walls, tiled floor, inset ceiling spotlights, extractor fan.

Sun Room 12'1 x 7'8 (3.68m x 2.34m)

Pitched glazed roof, wall light, radiator, UPVC double glazed windows overlooking Rear Garden, UPVC double glazed door to Rear Garden and UPVC double glazed doors to Bedrooms 1 & 2.

Family Shower Room

Walk-in luxury shower cubicle with wall mounted shower unit, handheld shower attachment and rainfall showerhead. Part tiling to walls, glazed shower screen, inset ceiling spotlights, part wood panelling to walls, twin wash basins, with mixer taps, inset into vanity unit with drawer and cupboards below. Radiator with heated towel rail attachment, low flush WC, frosted UPVC double glazed window to side, inset ceiling spotlights, extractor fan, tiled floor.

Bedroom 3 11'8 x 15'2 excluding door recess

(3.56m x 4.62m excluding door recess)

Stairs down from Hallway to Bedroom 3. Ceiling height is 6'1. Radiator, inset ceiling spotlights, UPVC double glazed window.

Outside

Outside there are gardens to the front and rear of the property.

The large rear garden is enclosed by brick walls with a timber storage shed raised flower beds. There is a secure gate for side access and an external storage cupboard. The front garden is laid mainly to lawn with a driveway for off street parking.

Other Information

Our vendors advise:

The property is being sold with a share of the freehold, though there is still a ground rent of £100pa. The vendors also advise that the current maintenance charge is £2657.32 per annum, with monies paid back to the flat from overall service charge and ground rent resulting in a net figure of £2042.32 per annum, and that there are approximately 134 years remaining on the lease.

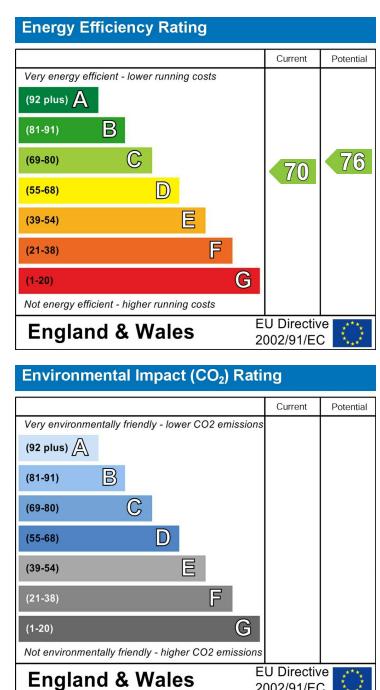
Floor Plan



Area Map



Energy Efficiency Graph



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