



Allingham Lodge Southfields Road, Eastbourne BN21 1AF



welcome to

Allingham Lodge Southfields Road, Eastbourne

*** GUIDE PRICE £465,000 - £485,000 ***

A luxuriously appointed retirement apartment forming part of this exclusive development on the outskirts of Eastbourne Town Centre. Benefiting from residents parking, landscape communal gardens, communal lounge, balcony and long lease.



Communal Entrance

Entrance Hall

Entry phone system. Storage cupboard.

Lounge

17' 10" x 10' 2" (5.44m x 3.10m)

Double glazed French doors leading to balcony.
Electric fire place. Double glazed window.

Kitchen

7' 4" x 7' (2.24m x 2.13m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Oven and electric hob with cooker hood above.
Integral fridge / freezer and dish washer.
Spotlighting. Tiled splash back. Double glazed window.

Bedroom 1

20' 9" x 9' 7" (6.32m x 2.92m)

Double glazed window. Built in wardrobes.

En - Suite

Comprising a shower cubicle with over head shower attachment. W.C. Wash hand basin with vanity unit below. Tiled throughout. Heated towel rail.

Bedroom 2

17' 7" x 9' 3" (5.36m x 2.82m)

Double glazed window. Built in wardrobe. Radiator.

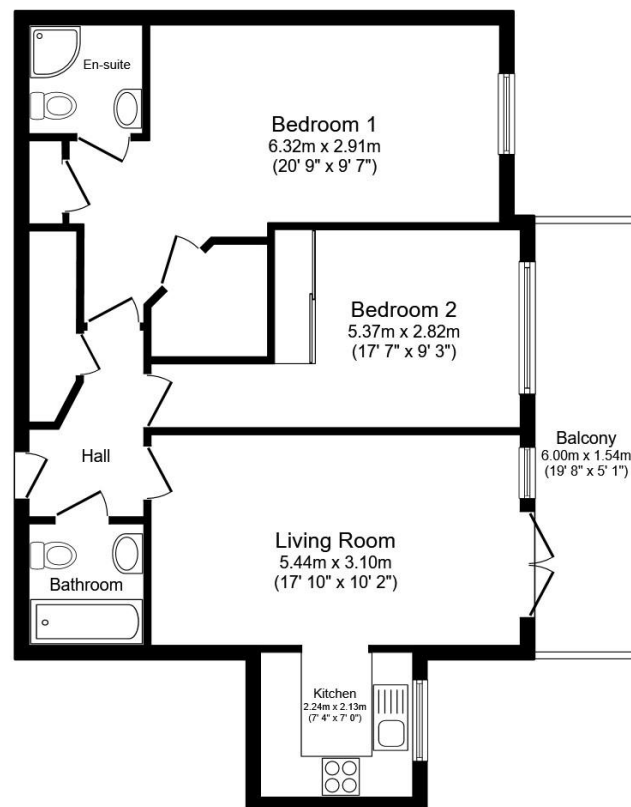
Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Tiled throughout. Heated towel rail.

Balcony

Parking

Shared off road parking on a first come first serve basis.



Total floor area 70.1 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- *** GUIDE PRICE £465,000 - £485,000 ***
- TWO BEDROOM RETIREMENT APARTMENT
- 24 HOUR CARE LINE SUPPORT SYSTEM
- SHARED OFF ROAD PARKING
- FULLY FITTED AND MODERN KITCHEN

Tenure: Leasehold EPC Rating: B

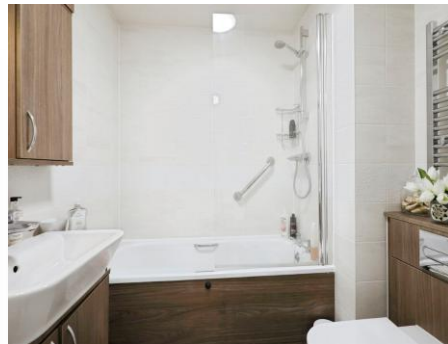
Council Tax Band: E Service Charge: 5000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2019.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£465,000 - £485,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN120174 - 0003

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