



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.

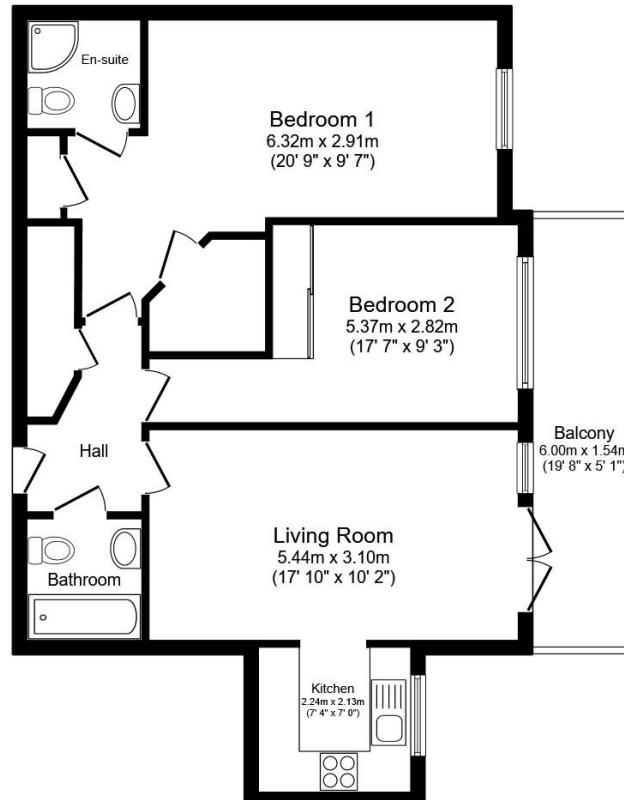
Bathroom

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

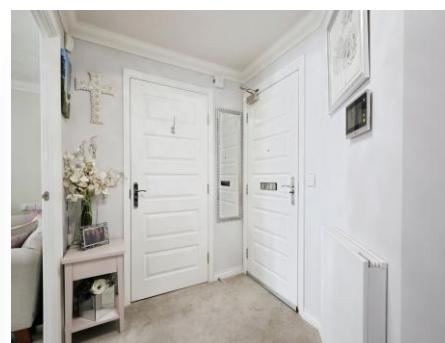
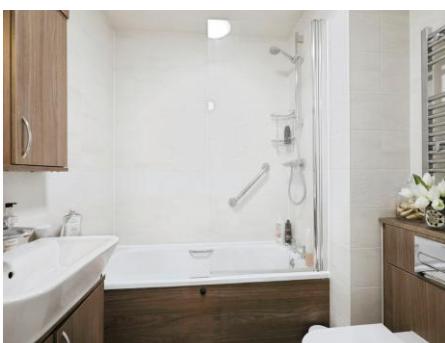
Council Tax Band: E Service Charge: 5000.00

Ground Rent: Ask Agent

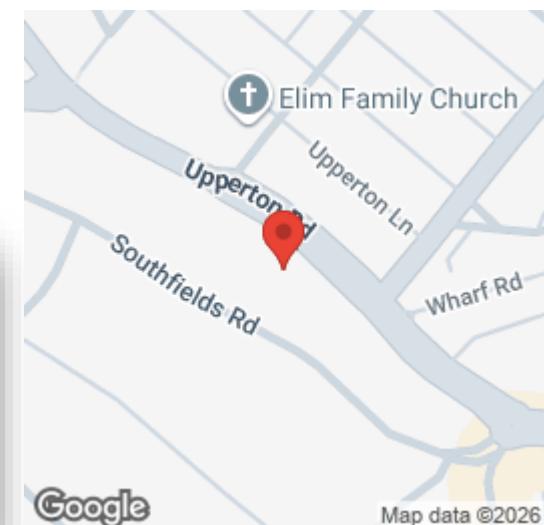
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2019.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£465,000 - £485,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
EBN120174 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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