



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£215,000 - £225,000



2 Bedroom



1 Reception



1 Bathroom



11 Alcazar Court, Arundel Road, Eastbourne, BN21 2EG

GUIDE PRICE £215,000 - £225,000

Offered to the market is this well presented two bedroom second floor apartment, ideally positioned on the side of the sought after Alcazar Court development, enjoying elevated views and the added benefit of a skylight, bringing natural light into the living space. This bright and airy home features two generous double bedrooms, a modern fitted bathroom and a spacious living/dining area. The layout offers both comfort and practicality, perfect for first-time buyers, downsizers or investors. Externally, the property boasts a private garage located at the front of the block, complete with power supply ideal for storage, a workshop space or secure parking. Additional communal parking is available for residents and guests.



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Eastbourne, BN21 2EG

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Main Features

- Extremely Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Walk-in Storage Room
- Double Glazing
- Lock-Up Garage

Entrance

Communal entrance with security entryphone system. Stairs or lift to Second Floor with private entrance door to -

Spacious Dining Hallway

Skylight. Radiator. Coved ceiling.

Walk-In Storage Room

6'8 x 4'6 (2.03m x 1.37m)
Internal room with light. Radiator.

Lounge

14'6 x 11'9 (4.42m x 3.58m)
Radiator. Television point. Coved ceiling. Double glazed window with fantastic views over Eastbourne.

Modern Fitted Kitchen

11'9 x 7'6 (3.58m x 2.29m)
Modern range of fitted wall and base units. Worktop with inset single drainer sink unit with chrome mixer tap. Built in gas hob and electric oven. Stainless steel extractor cooker hood. Plumbing for washing machine. Space for upright fridge/freezer. Space for slimline dishwasher. Wall mounted gas boiler. Part tiled walls. Double glazed window.

Bedroom 1

12'8 x 10'11 (3.86m x 3.33m)
Radiator. Coved ceiling. Double glazed window to side aspect.

Bedroom 2

12'2 x 9'11 (3.71m x 3.02m)
Radiator. Coved ceiling. Double glazed window to rear aspect with fantastic views over Eastbourne.

Modern Bathroom/WC

White suite comprising panelled bath with central chrome mixer tap, shower over and shower screen, pedestal wash hand basin and low level WC. Wall mounted ladder radiator. Part tiled walls. Tiled floor. Frosted double glazed window.

Outside

The flat benefits from lawned communal gardens.

Parking

Lock-up garage with up & over door and power. Located at the front of the block to the right of the main entrance.

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: Details on request

Lease: 999 years from 1980. We have been advised of the lease term, we have not seen the lease

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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.