TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£140,000 - £150,000

7 Elmwood, 5 Arundel Road, Eastbourne, BN21 2EN

***Guide Price £140,000 - £150,000 ***A CHAIN FREE 1 bedroom second floor apartment set in pleasant lawned communal gardens. Forming part of this popular block in Upperton with a share of the freehold and garage, the flat provides well proportioned accommodation with a double bedroom, double aspect lounge/dining room with door to balcony, fitted kitchen and bathroom/WC. With double glazing and gas central heating an internal inspection comes highly recommended.

www.town-property.com info@townflats.com

7 Elmwood,
5 Arundel Road,
Eastbourne, BN21 2EN

Leasehold - Share of Freehold

Guide Price
£140,000 - £150,000

Main Features

- Well Proportioned Upperton Apartment
- 1 Bedroom
- Second Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony Overlooking Communal Gardens
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Garage
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway
Entryphone handset. Built-in cupboard.

Double Aspect Lounge/Dining Room
14'8 x 10'11 (4.47m x 3.33m)
Radiator. Coved ceiling. Television point. Double glazed window to side aspect. Double glazed French doors to -

Sun Balcony
To rear aspect with views over communal gardens.

Fitted Kitchen
7'8 x 6'8 (2.34m x 2.03m)
Range of fitted white wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window.

Double Bedroom
12'6 x 10'4 (3.81m x 3.15m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Part tiled walls.

Outside
The development is set in lawned communal gardens to the front and rear.

Parking
There is a garage to the front with an up & over door.

EPC = C

Council Tax Band = B

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 125 years from 2001. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.