TOWN FLATS

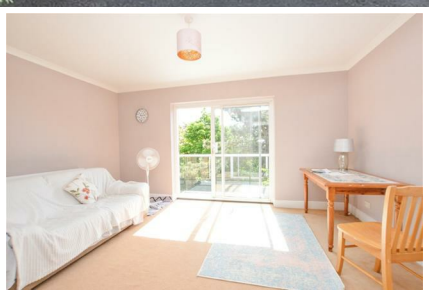
01323 416600

Leasehold - Share of Freehold

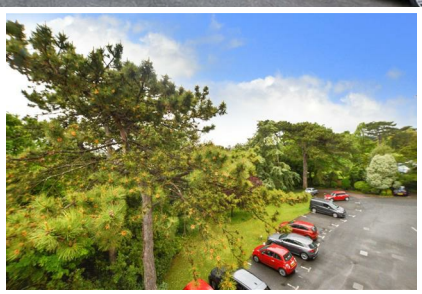
£150,000

1 Bedroom | 1 Reception | 1 Bathroom









The Fieldings, Arundel Road, Eastbourne, BN21 2ER

A spacious and well proportioned one bedroom third (top) floor apartment forming part of this purpose built development. Enviably situated in this quiet road in Upperton the flat is set in pleasant communal gardens and benefits from a security entryphone system, double bedroom, wonderful lounge with southerly facing sun balcony, fitted kitchen & bathroom, double glazing and gas central heating. The flat has an allocated parking space and private storage room. An internal inspection comes very highly recommended.

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The Fieldings
Arundel Road,
Eastbourne, BN21 2ER

Leasehold - Share of Freehold

£150,000

Main Features

- Purpose Built Apartment Set In Pleasant Communal Gardens
- 1 Double Bedroom
- Third (Top) Floor
- Lounge
- Southerly Facing Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Private Storage Room
- Allocated Parking Space

Entrance
Communal entrance with security entryphone system. Stairs to second (top) floor private entrance door to -

Hallway
Radiator. Entryphone handset. Airing cupboard housing hot water cylinder.

Lounge
15'2 x 12'1 (4.62m x 3.68m)
Radiator. Telephone point. Coved ceiling. Double glazed patio doors to -

Sun Balcony
Front facing sun balcony overlooking communal gardens.

Kitchen
8'5 x 5'2 (2.57m x 1.57m)
Range of fitted wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Tiled floor.

Double Bedroom
15'2 x 11'4 (4.62m x 3.45m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising panelled bath with mixer tap and hand held shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window.

Other Details
The flat has a private lock-up storage room (9'5 max x 7'6), with light, on the ground floor and communal gardens.

Parking
The flat benefits from an allocated parking space.

EPC = D

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: N/A
Maintenance: £555 per quarter
Lease: 140 years remaining. We have been advised of the remaining 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.