



Flat 18 Arun Lodge, 2 Arundel Road, Eastbourne, BN21 2HD

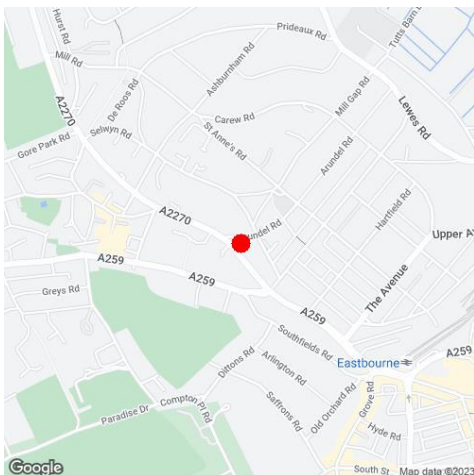
Price £385,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A beautifully appointed three bedroom penthouse with a sun terrace affording panoramic views of the South Downs and across Eastbourne to the sea in the distance. The apartment was refurbished approximately 7 years ago to a high standard including a new gas central heating system, a beautifully fitted kitchen/breakfast room with comprehensive range of integrated appliances, together with two new contemporary bath/shower rooms, one of which is en-suite to the master bedroom. Other benefits include sealed unit double glazed windows and upgraded internal doors. The apartment has been thoughtfully designed with many of the rooms having dual aspect windows to take advantage of the splendid views and is being sold with the benefit of a garage and lock-up storage cupboard. Arun Lodge is located in the Upperton area within a half mile of Eastbourne town centre and railway station, which are served by buses which stop outside the block. In addition there is a Waitrose store within a few hundred yards. An internal inspection is essential to appreciate the merits of this delightful home.





At a Glance:

- 23' x 16' 'L' shape living room
- Three bedrooms
- Two bathrooms (1 en-suite)
- Superb fitted kitchen/breakfast room
- Generous sun terrace
- Glorious panoramic downland and sea views
- Garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

PASSENGER LIFT TO FIFTH FLOOR

FRONT DOOR

HALL

L-SHAPE LIVING ROOM

23'2" (7.06m) x 16'7" (5.05m) Max

SUN TERRACE

'L' SHAPE KITCHEN/BREAKFAST ROOM

16'4" (4.98m) x 13'10" (4.22m)

MASTER BEDROOM

15'0" (4.57m) x 11'10" (3.61m)

EN-SUITE BATHROOM

BEDROOM 2

14'0" (4.27m) x 11'9" (3.58m) Max

BEDROOM 3

8'6" (2.59m) x 8'0" (2.44m)

SHOWER ROOM/WC

OUTSIDE:

GARAGE

8'6" (2.59m) x 20'2" (6.15m) (internal measurements)

LOCK-UP STORE ROOM

7'5" (2.26m) x 3'7" (1.09m) (internal measurements)

LEASE:

154 years from 1974 (Share of Freehold)

MAINTENANCE:

TBC

GROUND RENT:

Peppercorn

SUB-LETTING:

Not allowed.

PETS:

Yes in special circumstances.

COUNCIL TAX:

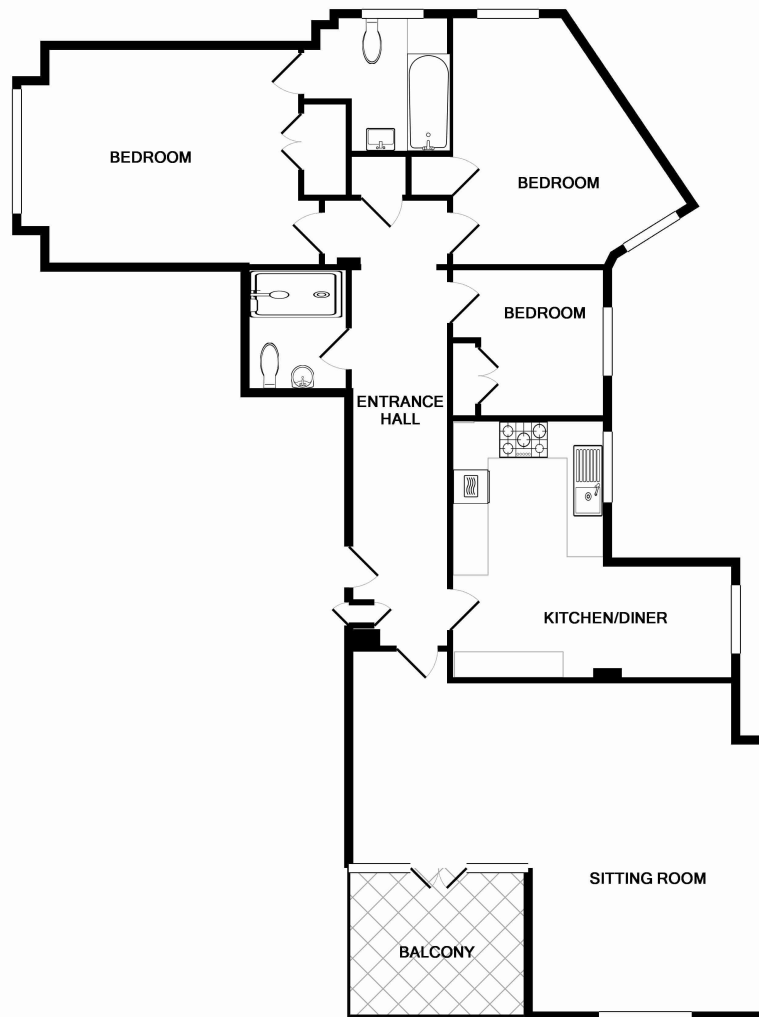
Band 'D'

EPC:

'C'

(All details concerning the terms of the Lease and outgoings are subject to verification)





TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Made with Metaphys i2D16

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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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