



8 Elmwood, Arundel Road, Eastbourne, BN21 2EN

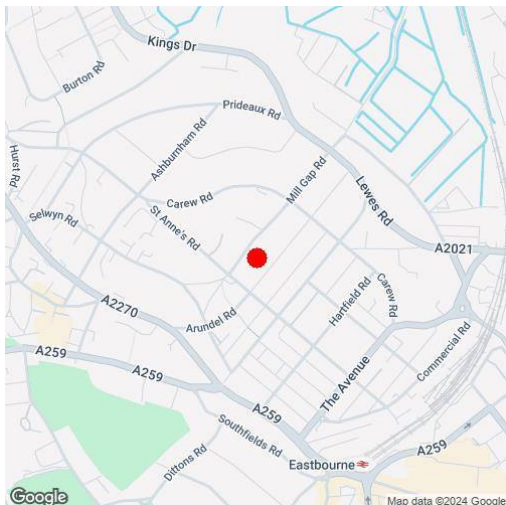
Price £165,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned one bedroom apartment with large balcony and garage forming part of a small purpose built development served by passenger lift in the favoured Upperton area of Eastbourne. The dual aspect living room has patio doors opening onto the 11' balcony enjoying a pleasant westerly aspect over the communal gardens. The apartment benefits from a fitted kitchen with sea glimpses in the distance, sealed unit double glazing and modern electric heating together with good storage within the flat and a lock up storage cupboard on the ground floor. Eastbourne town centre and railway station are within three quarters of a mile and a Waitrose store and small park are in the vicinity.





At a Glance:

- Favoured Upperton location
- 11' Balcony
- Garage and visitors parking
- Modern electric heating
- Sealed unit double glazing
- Communal gardens
- No onward chain

Accommodation:

PASSENGER LIFT & STAIRS TO 2ND FLOOR

FRONT DOOR

HALL

LIVING ROOM

15'8" (4.78m) x 11'0" (3.35m)

BALCONY

11'0" (3.35m) x 3'6" (1.07m)

KITCHEN

8'0" (2.44m) x 7'0" (2.13m)

BEDROOM

13'0" (3.96m) x 10'6" (3.2m)

BATHROOM / WC

OUTSIDE:

GARAGE

VISITORS' PARKING

COMMUNAL GARDENS

LEASE:

125 years from 25 June 2001 (Share of Freehold)

GROUND RENT:

Nil

MAINTENANCE:

£592 per quarter 2023

PETS:

TBC

SUB-LETTING:

Allowed

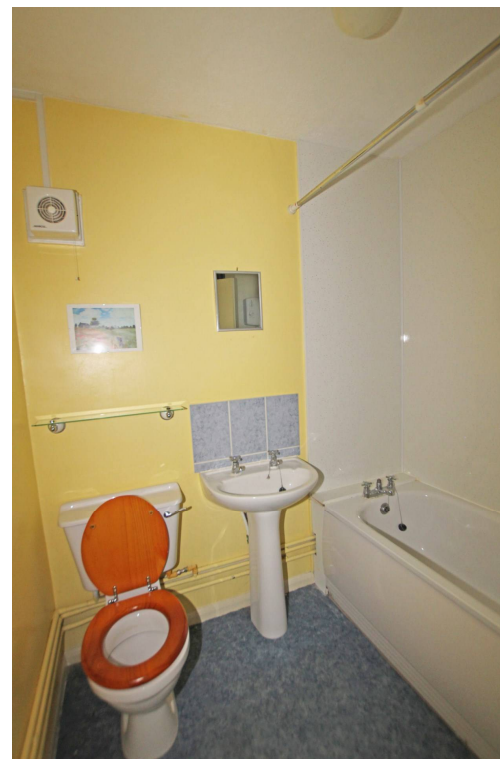
COUNCIL TAX:

Band 'B'

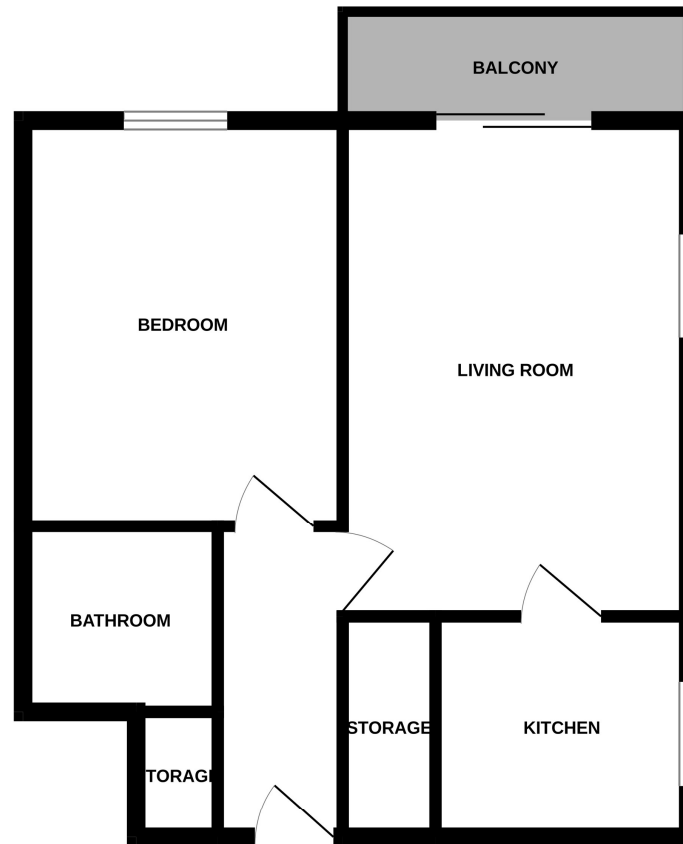
EPC:

'D'

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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