



Ground Floor Flat, 30 Arlington Road, Eastbourne, BN21 1DL

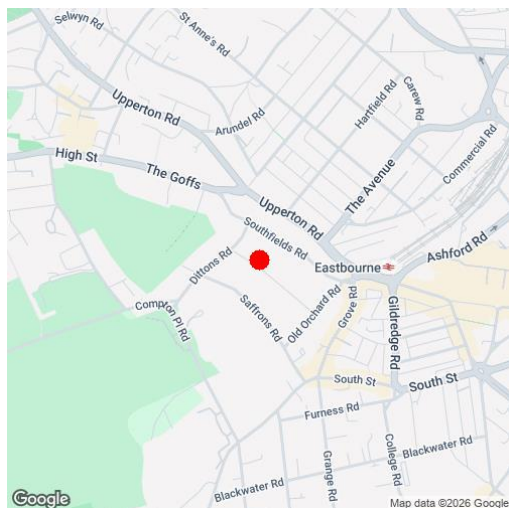
Price £365,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious three bedroom ground floor flat with private front and rear gardens plus off road parking forming part of this handsome period building. Conveniently located in the popular Saffrons area of Eastbourne this spacious property is offered to the market chain free and although in need of full refurbishment and renovation does offer a great deal of potential. Accommodation comprises entrance lobby, private entrance leading to a large hall, sitting room with attractive bay window overlooking the rear garden, kitchen, utility room, breakfast/dining room, three double bedrooms all with bay windows and a bathroom/wc. A particular feature is the excellent size and secluded private rear garden in addition to front garden and off road parking space. The property is conveniently located within a short distance to Eastbourne town centre, seafront and mainline train station which provides excellent links to London, Gatwick and Brighton.





At a Glance:

- Spacious three bedroom ground floor flat
- Private rear garden
- Off road parking
- Chain Free
- Close to Eastbourne town centre, train station and seafront
- Huge amounts of potential
- Attractive period building
- Sitting room
- Kitchen, utility room and breakfast/dining room
- Bathroom/WC

Accommodation:

PRIVATE ENTRANCE HALL

SITTING ROOM

17'8" (5.38m) x 15'6" (4.72m)

KITCHEN

9'5" (2.87m) x 8'8" (2.64m)

BREAKFAST/DINING ROOM

9'4" (2.84m) x 6'2" (1.88m)

BEDROOM 1

17'9" (5.41m) x 13'6" (4.11m)

BEDROOM 2

15'4" (4.67m) x 9'9" (2.97m)

BEDROOM 3

14'11" (4.55m) x 11'6" (3.51m)

BATHROOM/WC

OUTSIDE:

FRONT & REAR GARDENS

OFF ROAD PARKING

LEASE:

Sold with a new 999 year lease

MAINTENANCE:

As and when required

SHARE OF FREEHOLD

GROUND RENT:

Nil

PETS:

Allowed

LETTING:

Allowed

COUNCIL TAX:

Band "E"

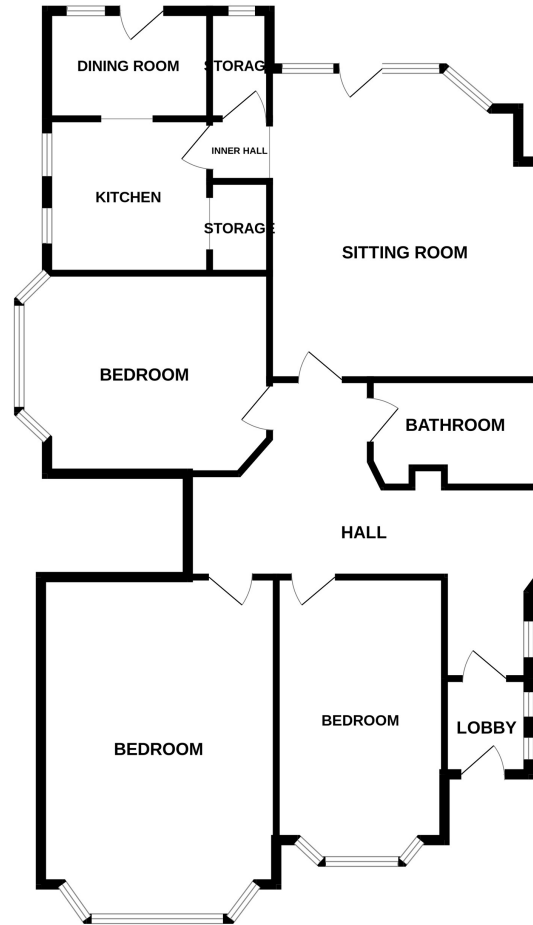
EPC:

"D"

(All details concerning the terms of the Lease and 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.
Made with Metropix ©2020

Ref: 1

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.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk