



Leasehold

 2 Bedroom

 1 Reception

 1 Bathroom

£174,950



4 Alcazar Court, Arundel Road, Eastbourne, BN21 2EG

A CHAIN FREE two bedroom ground floor flat forming part of this popular block in Upperton. Offering well proportioned accommodation the flat benefits from two double bedrooms, a refitted kitchen and shower room, double glazing and gas central heating. An internal inspection comes highly recommended.



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Eastbourne, BN21 2EG

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Main Features

- Purpose Built
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Cloakroom
- Modern Shower Room
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Ground floor private entrance door to -

Hallway

Radiator. Entryphone handset. Two large built-in cupboards.

Lounge

13'10 x 11'8 (4.22m x 3.56m)
Radiator. Television point. Coved ceiling.

Fitted Kitchen

13'11 in door recess x 7'3 (4.24m in door recess x 2.21m)
Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in electric hob with extractor cookerhood and eye level electric oven. Integrated fridge and freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Double glazed window.

Bedroom 1

12'1 x 9' (3.68m x 2.74m)
Radiator. Coved ceiling. Double glazed window to side aspect.

Bedroom 2

12'1 x 9' (3.68m x 2.74m)
Radiator. Coved ceiling. Double glazed window to side aspect.

Cloakroom

Low level WC. Wash hand basin with tiled splashback. Frosted Double glazed window.

Modern Shower Room

Suite comprising shower cubicle. Pedestal wash hand basin with chrome mixer tap. Chrome heated towel rail. Tiled walls. Extractor fan.

Outside

The flat has lawned communal gardens to the front, a garage to the rear with an up & over door and further residents parking facilities.

EPC = D.

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: £1525 per annum PLUS £711 per annum into sinking fund.

Lease: The vendor has advised us the flat will be sold with a share in the freehold and a 999 year 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.