



BROOK GAMBLE



Fitzalan House 7-9 Arundel Road , Eastbourne, BN21 2EN

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000 -

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Located in the desirable Upperton area of Eastbourne, this charming top-floor apartment on Arundel Road offers a delightful living experience. With one spacious reception room, this property is perfect for those seeking a comfortable and inviting space. The apartment features one well-appointed bedroom and a modern bathroom, making it an ideal choice for individuals or couples. One of the standout features of this property is the stunning sea views that can be enjoyed from the sun balcony, providing a perfect spot to relax and soak in the beauty of the coastline. The apartment is purpose-built, ensuring a thoughtful layout. Being vacant and chain-free, this property presents a fantastic opportunity for a swift and hassle-free move. Whether you are looking to invest or find your new home, this apartment combines convenience with a picturesque setting.

£120,000

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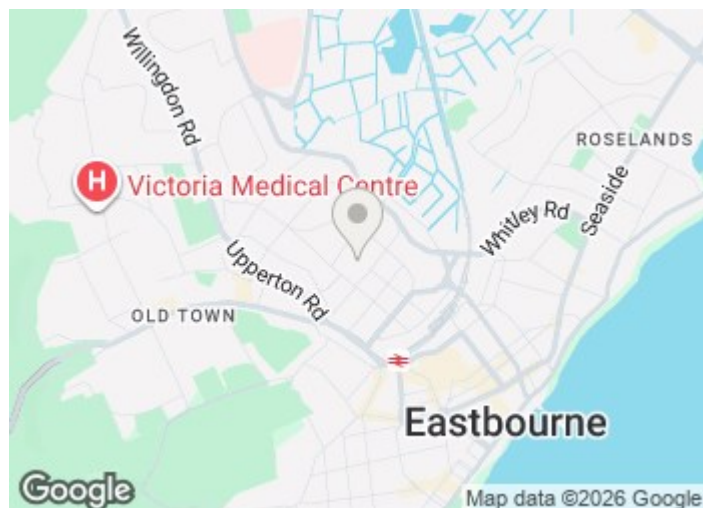


- Immediate 'Exchange of Contracts' Available
- Stunning Sea Views
- Double Glazing
- Residents Parking Facilities
- Pattinsons Auction Property
- Sun Balcony
- Gas Centrally Heated
- Top Floor One Bedroom Purpose Built Apartment
- Chain Free
- Large Lounge

Accommodation Comprising

Pattinsons Auctioneers

Leaseholder Information

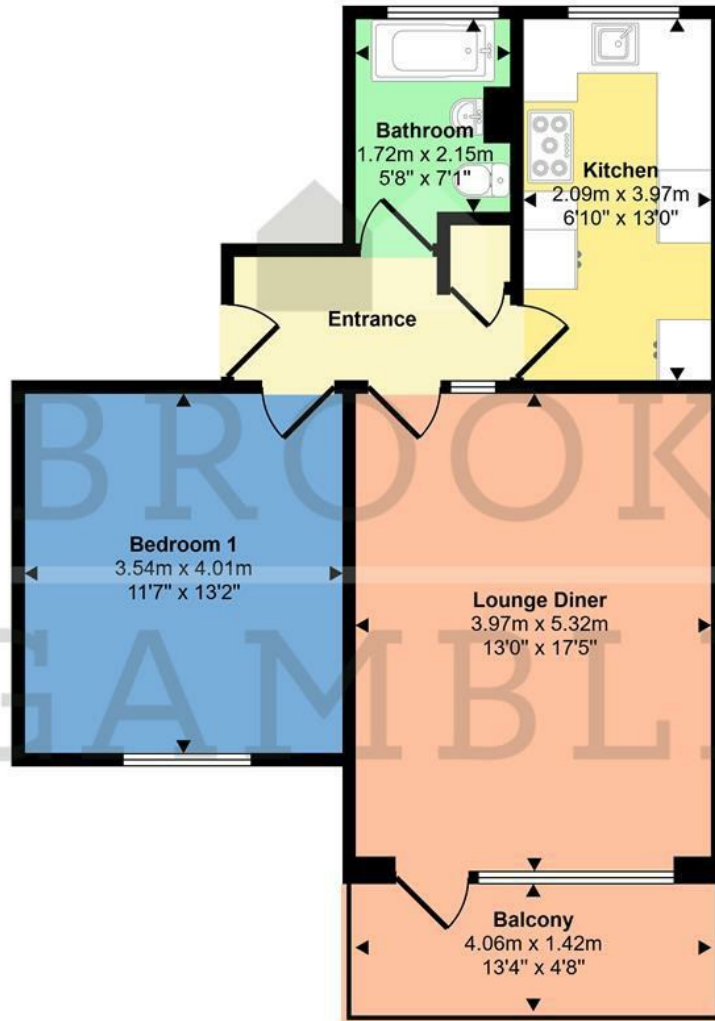


Directions



Floor Plan

Approx Gross Internal Area
54 sq m / 585 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |