HUNT FRAME

ESTATE AGENTS



# 7 Arundel Place 16 Arundel Road, Eastbourne, BN21 2EH

## Offers In Excess Of £200,000

2 1 1 C

Built in 2003, ARUNDEL PLACE offers attractive elevations and spacious purpose built GROUND FLOOR accommodation that consists of a 16' x 11'1" LOUNGE, a MODERN KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM. Also benefiting from SHARE OF FREEHOLD and being offered CHAIN FREE, with an allocated, gated parking space and storage locker.

Located in a popular road in the Upperton area of Eastbourne and within easy reach of the town centre and railway station, being approximately 1/2 mile distant.







## COMMUNAL ENTRANCE
Communal entrance, lift and stairs to the upper floors, entrance door into hallway.

## ENTRANCE HALL
L shaped hallway with video entry phone system, doors off to the bedrooms, kitchen, bathroom and lounge, fitted storage cupboard, radiator, recessed ceiling lighting.

## SITTING ROOM
15'1 x 10'9 (4.60m x 3.28m)
Juliet balcony with matching windows to the side overlooking the rear gardens, TV point, radiator.

## KITCHEN
9'6 x 6'5 (2.90m x 1.96m)
Fitted with a range of floor standing and wall mounted units with roll edge worktop space, single oven with four ring gas hob and canopied extractor over, inset one and a half bowl sink unit with drainer and mixer tap, Worcester wall mounted boiler, space for upright fridge/freezer, recessed ceiling lighting, tiled splashbacks and tiled flooring, double glazed window to the side aspect.

## BEDROOM 1
12'8 x 10'1 (3.86m x 3.07m)
UPVC double glazed window to the front aspect, radiator, fitted double wardrobe.

## BEDROOM 2
9'10 x 8'7 (3.00m x 2.62m)
UPVC double glazed window to the front aspect, radiator, telephone point.

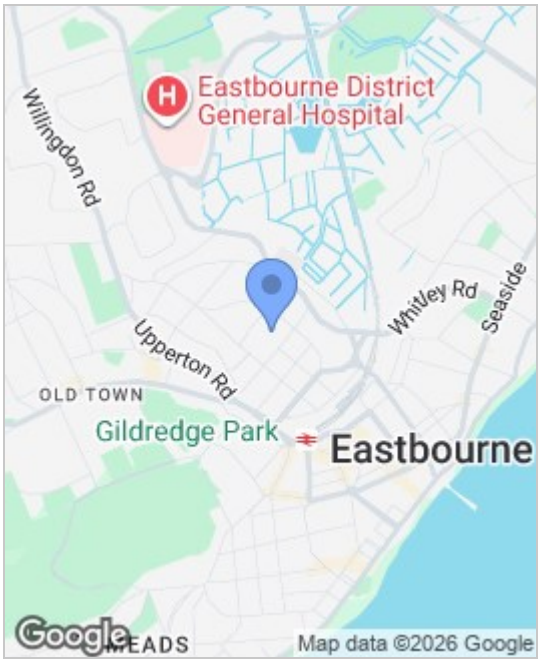
## BATHROOM
Fiited with a white suite comprising of a panelled bath, low-level WC and pedestal wash hand basin, recessed shower cubicle with hinged door and shower unit, fully tiled walls, tiling to floor, radiator, recessed ceiling lighting, extractor fan.

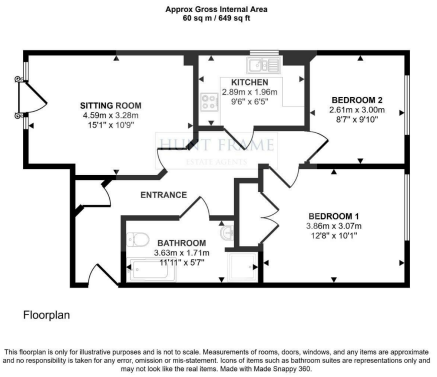
## OUTSIDE
Allocated Parking Space and allocated lower ground floor storage locker.

## OUTGOINGS
MAINTENANCE APPROX £515 PER QUARTER (tbc)
LEASE 125 YEARS FROM 2003 APPROX
101 YEARS REMAINING
SHARE OF FREEHOLD

COUNCIL TAX BAND: D
We have been advised that Ultra Fast Fibre Broadband has been installed in the building.

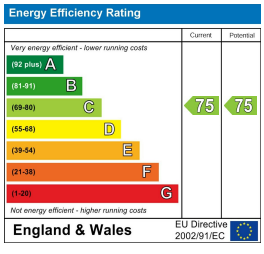
## AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

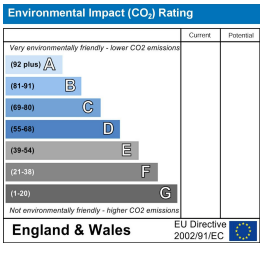


Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk