



54 Allingham Lodge Southfields Road, Eastbourne, BN21 1AF

Price Guide £250,000



A MOST LUXURIOUS RETIREMENT APARTMENT, exclusively for the over 60's, situated within this prestigious development within Eastbourne Town Centre. Comprising of a SITTING ROOM, fully fitted KITCHEN, DOUBLE BEDROOM with wardrobes and a LUXURY SHOWER ROOM. Residents benefit from a communal lounge which hosts regular activities and on-site parking.

Southfields Road is located on the borders of the sought after central areas of Saffrons, Lower Meads, Old Town and Little Chelsea. Everything you need is within walking distance including the mainline train station with links to London, The Beacon shopping centre, Sainsburys supermarket, local and high street shops, restaurants and amenities. Eastbourne seafront is also located within an easy walk, where you can enjoy seafront walks, The Bandstand and Pier.



COMMUNAL ENTRANCE

Access to the communal lounge and guest bedroom (at an additional nightly charge), stairs and lifts to the upper floors, access to the apartment on the fourth floor.

ENTRANCE HALL

Access to the sitting room, shower room, bedroom and large walk in store cupboard.

SITTING ROOM

20'5 x 10'2 (6.22m x 3.10m)

Radiator, tv and aerial points, glazed door to the kitchen, double glazed windows to the rear elevation with double opening doors to the balcony.

BALCONY

10'6 x 4'8 (3.20m x 1.42m)

Glazed and steel surround with views towards and over Upperton and Eastbourne.

KITCHEN

8'2 x 7'11 (2.49m x 2.41m)

Fitted with a range of modern grey gloss fronted wall mounted and floor standing units with fitted appliances, inset stainless steel sink unit, complimentary worktop space, four ring electric hob with canopied extractor above, Victorian style brick tiling to walls, recessed ceiling lighting, UPVC double glazed window to the rear aspect.

DOUBLE BEDROOM

12'2 x 9'2 (3.71m x 2.79m)

UPVC double glazed windows to the rear aspect, radiator, fitted double wardrobes with mirrored fronts.

SHOWER ROOM

Suite comprising of an enclosed shower cubicle with a fitted shower unit with sliding door to the front, low level Wc with a concealed cistern and recessed flush, wash hand basin set in a vanity unit with cupboards and a matching mirrored cabinet above, fully tiled walls, ladder style radiator.

OUTSIDE

Residents parking and communal gardens.

OUTGOINGS

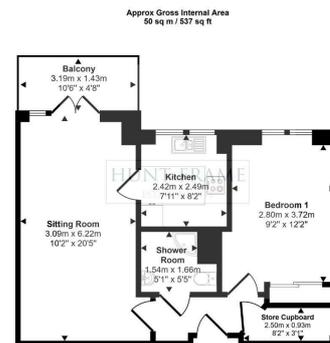
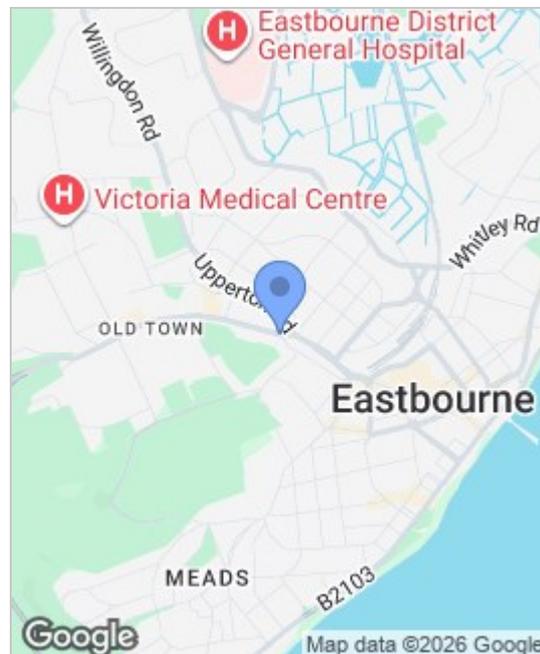
LEASE: 999 YEARS FROM 01/06/2019 - 993 YEARS REMAINING

MAINTENANCE: APPROX £2954 PER ANNUM (TBC)

GROUND RENT: £575 PER ANNUM FOR THE FIRST SEVEN YEARS (TBC)
PETS WITH WRITTEN PERMISSION

ANTI MONEY LAUNDERING REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. 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 Shippy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	82	England & Wales	EU Directive 2002/91/EC

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.