

Valuers, Land & Estate Agents

6 Cornfield Road, Eastbourne

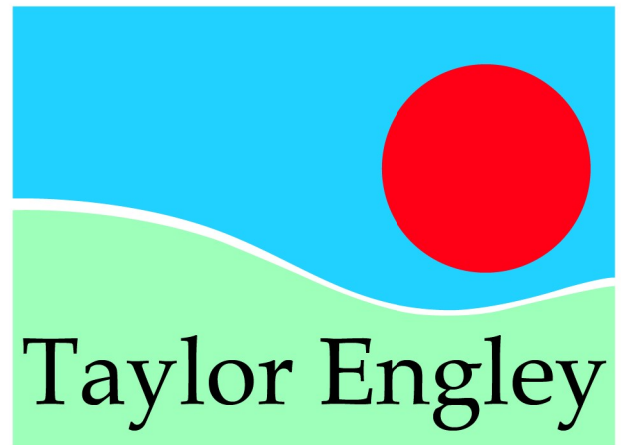
East Sussex BN21 4PJ

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**5 FITZALAN HOUSE ARUNDEL ROAD
EASTBOURNE, EAST SUSSEX BN21 2EN**



*** ENTRANCE HALL * LIFT AND STAIRS * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * BALCONY WITH FAR REACHING VIEWS AND PARTIAL SEA VIEWS * KITCHEN * TWO DOUBLE BEDROOMS * SHOWER ROOM * RESIDENTS PARKING * COMMUNAL GARDENS * SHARE OF FREEHOLD * CHAIN FREE ***

Price £170,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this **TWO BEDROOMED SECOND FLOOR APARTMENT** situated in this popular block in the Upperton area of Eastbourne. Available to the market chain free the property is accessible via a lift and is considered to offer spacious accommodation comprising entrance hall, spacious living/dining room, balcony with far reaching views towards the sea, kitchen, two double bedrooms and a shower room. The property would benefit from modernisation however, it does currently have double glazed windows and gas fired central heating. The property is set within large communal gardens whilst residents parking can also be found to the front. Eastbourne's town centre with its comprehensive shopping facilities is situated approximately half a mile distant.

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎ (01323) 440000 Fax (01323) 440750



The accommodation

Comprises:

Communal Front Door

Opening to:

Communal Entrance Hall

Lift and stairs to:

Second Floor

Private front door opening to:

Private Entrance Hall

Entry phone, airing cupboard (formally housing hot water tank), radiator, door opening to:

Living/Dining Room

17'4 x 13' (5.28m x 3.96m)

Two radiators, hatch to kitchen, picture window to front with door to balcony.



Balcony

Enjoying far reaching views over Eastbourne with glimpses of the sea.



Kitchen

9'3 x 7' (2.82m x 2.13m)

Selection of eye and base level units with work surface, one and a half bowl stainless steel sink unit with mixer tap, integrated oven and gas hob, space for fridge freezer and washing machine, Remeha boiler, window to side.



Bedroom 1

13'3 x 11'11 (4.04m x 3.63m)

Radiator, window to side.



Bedroom 2

9'11 x 9'3 (3.02m x 2.82m)

Radiator, window to side.

Shower Room

Shower suite comprising double shower cubicle, wash hand basin, low level wc, tiled walls, radiator, window to side.

Outside

Residents Parking

Located to the front of the building on a first come first served basis.

Communal Gardens

Lawned gardens situated to the front and rear of the building.

N.B

The property has the benefit of a Share of the Freehold with the remainder of a 999 year lease.

The current service charge is £465.96 per quarter

The reserve fund contribution is £287.97 per quarter
Council tax band C £1965.13

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.
We are open 7 days a week

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

10:00am - 4:00pm Sundays

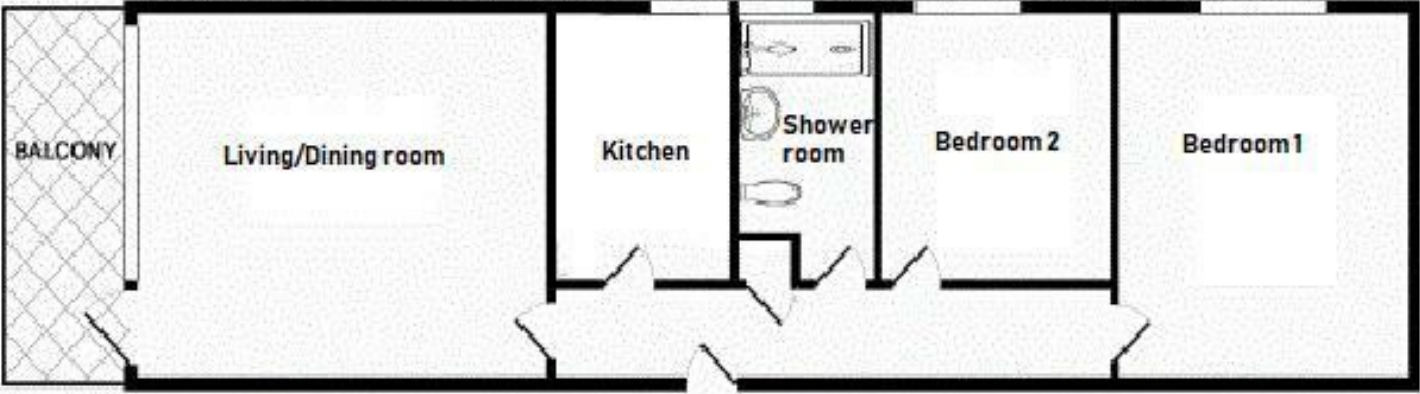
FOR CLARIFICATION

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.

DIRECTIONS: From Eastbourne railway station proceed in a north westerly direction along Upperton Road, turning right into Hartfield Road, proceed along Hartfield Road turning left into St. Annes Road, continue turning right into Arundel Road and the property will be found shortly on the left hand side.



Not to scale.



ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

