

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 2, 15 Arlington Road, Eastbourne, BN21 1DJ**  
**Price Guide £165,000 Leasehold - Share of Freehold**

**\* CHAIN FREE \* Taylor Engley are pleased to bring to the market, this modern light and airy well presented ONE BEDROOM FIRST FLOOR FLAT, situated in a highly desirable part of town, being within walking distance to the station, town centre amenities and the scenic Gildredge Park. The property has recently been redecorated and enjoys a modern fitted kitchen and bathroom and good ceiling height. \* GAS FIRED CENTRAL HEATING \* OPEN AND BRIGHT OUTLOOK WITH A FAR REACHING VIEW TO THE SOUTH DOWNS \* EPC = C**



**\* COMMUNAL ENTRANCE HALL \* OPENPLAN LOUNGE/KITCHEN \* BEDROOM \* BATHROOM \***

**The property is situated in a highly desirable part of town, being just a few minutes walk to the mainline railway station. Eastbourne town centre with its comprehensive shopping facilities, theatres and seafront are all located within walking distance. The beautiful Gildredge Park is also located within just a few minutes walk.**



## **FRONT DOOR TO:**

### **COMMUNAL ENTRANCE HALL**

Stairs to first floor landing, door to:

### **ENTRANCE HALL**

Radiator, entryphone system.

### **OPEN PLAN LOUNGE/KITCHEN**

14'10" x 11'10" into bay (4.52m x 3.61m into bay)  
Sash window with outlook to front, radiator. The kitchen area is fitted with matching cupboards and drawers, integral fridge, built-in oven and electric hob with extractor hood over, space and plumbing for washing machine, work surface, sink unit, cupboard housing Alpha gas boiler.

### **BEDROOM**

13'4" x 13' (4.06m x 3.96m)

Feature sash window with great potential for a window seat, enjoying outlook to front, radiator.

### **BATHROOM**

8'2" x 5'5" (2.49m x 1.65m)

White suite comprising bath with mixer tap and shower over, low level WC, washbasin, heated towel rail, window to side.

### **PLEASE NOTE:**

We have been advised the current service charge is £480 per annum. No ground rent is payable.

(All details concerning the terms of the lease and outgoings are to be verified).

### **BROADBAND AND MOBILE PHONE**

#### **CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### **COUNCIL TAX BAND:**

Council Tax Band A.

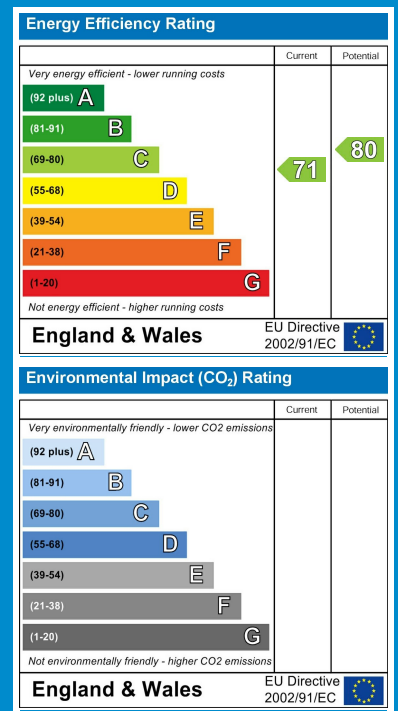
## **FOR CLARIFICATION:**

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.

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEBY.





**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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.

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