



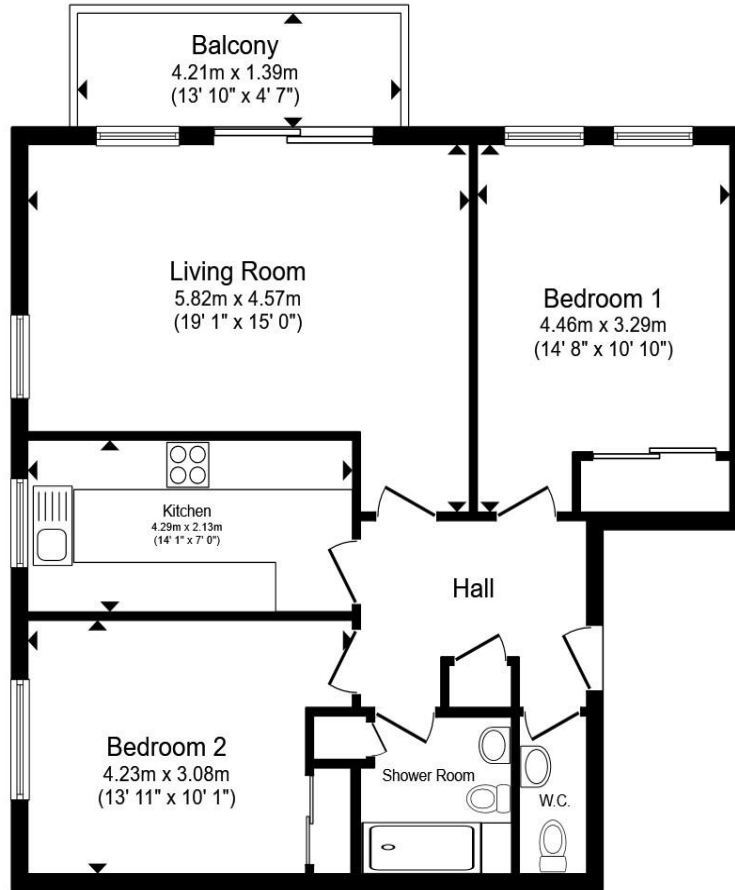
**Abbots Lodge Arundel Road, Eastbourne BN21 2EL**

**welcome to**

**Abbots Lodge Arundel Road, Eastbourne**

\*\*\*GUIDE PRICE £230,000 - £250,000\*\*\* A beautifully refurbished two-bedroom ground floor flat in the sought-after Upperton area of Eastbourne, offered chain free. Features include a brand-new kitchen and bathroom, new carpets, private patio area, communal gardens, and a garage en bloc.





**Ground Floor**

Total floor area 72.7 m<sup>2</sup> (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Communal Entrance**

**Entrance Hall**

**Lounge**

19' x 11' 8" plus recess ( 5.79m x 3.56m plus recess )

**Kitchen**

14' 2" x 7' ( 4.32m x 2.13m )

**Bedroom 1**

14' 11" into recess x 10' 9" ( 4.55m into recess x 3.28m )

**Bedroom 2**

11' 11" into recess x 10' 3" ( 3.63m into recess x 3.12m )

**Shower Room**

**Cloakroom**

**Rear Garden**

**Garage**

welcome to

## Abbots Lodge Arundel Road, Eastbourne

- \*\*\*GUIDE PRICE £230,000 - £250,000\*\*\*
- GROUND FLOOR FLAT
- PRIVATE PATIO AREA
- GARAGE EN BLOC
- NEW KITCHEN, BATHROOM AND CARPETS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2430.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000 - £250,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/EBN120950](https://fox-and-sons.co.uk/Property/EBN120950)



Property Ref:  
EBN120950 - 0003

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