

HUNT FRAME

ESTATE AGENTS



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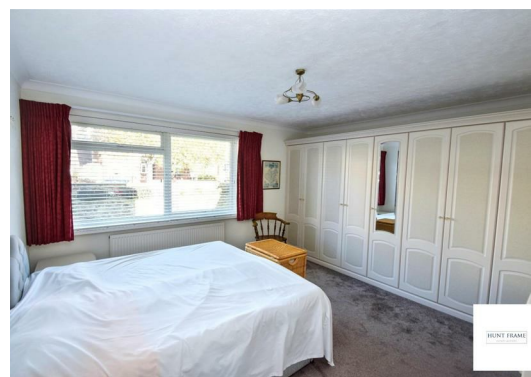
Flat 1 Arnworth Court 3 Furness Road, Eastbourne, BN21 4EX

£217,500



To be found in sought after Lower Meads, is this SPACIOUS GROUND FLOOR APARTMENT with well appointed and updated accommodation to include a good sized SITTING ROOM, MODERN KITCHEN/BREAKFAST ROOM, a LARGE PRINCIPAL BEDROOM with a SECOND DOUBLE BEDROOM there is also a MODERN REFITTED SHOWER ROOM and SEPARATE WC. The apartment also benefits from a garage directly to the rear, along with VISITOR PARKING. OFFERED TO THE MARKET CHAIN FREE.

Situated close to the town centre and railway station, this flat is perfectly positioned for those who appreciate easy access to local amenities and transport links.



COMMUNAL ENTRANCE

Communal entrance with trades button, ground floor level access to the apartment.

HALLWAY

Spacious entrance and inner hallway with storage cupboards and an airing cupboard, UPVC double glazed window to the rear aspect, radiator, doors off to the sitting room, both bedrooms, kitchen, shower room and Wc.

SITTING ROOM

UPVC double glazed window overlooking the rear communal gardens, radiator.

KITCHEN/BREAKFAST ROOM

Spacious kitchen/breakfast room with a range of modern floor standing and wall mounted units with complimentary worktop space with matching splashbacks and upstands, eye level double oven with an electric induction hob adjacent with an extractor unit above, plumbing and space for a washing machine and dishwasher, space for a freestanding fridge/freezer, under unit lighting, display cupboard, space for a breakfast/dining table, radiator, dual aspect with UPVC double glazed windows to the side and front elevations.

BEDROOM 1

Full width run of fitted wardrobes, radiator, UPVC double glazed window to the front.

BEDROOM 2

UPVC double glazed window to the front, radiator, screened off storage area.

SHOWER ROOM

Modern refitted shower room with an enclosed shower cubicle with a sliding door to the front with a shower unit, wash hand basin set in a vanity unit with cupboards, low level Wc with a concealed cistern, fully tiled walls, ladder style radiator, fitted mirrored cabinet, shaver point, UPVC patterned double glazed window to the side aspect.

CLOAKROOM

Low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards, mirrored cabinet, UPVC double glazed window to the rear aspect.

COMMUNAL GARDENS

Communal gardens to the front and rear of the building.

GARAGE & PARKING

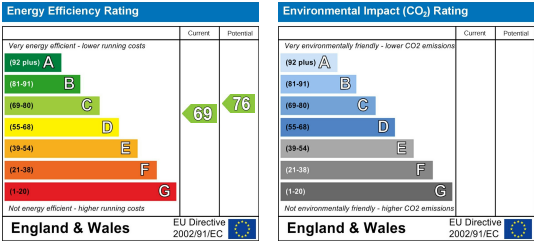
The garage can be found in a block to the rear of the building as can the visitor parking spaces.

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.

OUTGOINGS/LEASE

LEASE DETAILS: 999 YEARS FROM 25,12,2002 - 990 YEARS REMAINING
MAINTENANCE: APPROX £3100 PA TO INCLUDE BUILDINGS INSURANCE & WATER RATES
GROUND RENT: NIL
COUNCIL TAX BAND: D



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