



## 1 bed apartment to buy in BN21

7-9 Arundel Road, Eastbourne,  
Eastbourne, East Sussex, BN21 2EN

**£120,000** Starting Bid

 x1  x1  x1

Tenure

**Share Of Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Top Floor One Bedroom Purpose Built Apartment
- ✓ Stunning Sea Views
- ✓ Sun Balcony
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000 -

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Located in the desirable Upperton area of Eastbourne, this charming top-floor apartment on Arundel Road offers a delightful living experience. With one spacious reception room, this property is perfect for those seeking a comfortable and inviting space. The apartment features one well-appointed bedroom and bathroom, making it an ideal choice for individuals or couples. One of the standout features of this property is the stunning sea views that can be enjoyed from the sun balcony, providing a perfect spot to relax and soak in the beauty of the coastline. The apartment is purpose-built, ensuring a thoughtful layout. Being vacant and chain-free, this property presents a fantastic opportunity for a swift and hassle-free move. Whether you are looking to invest or find your new home, this apartment combines convenience with a picturesque setting.

Communal entrance

Security entry phone

Communal hallway

Stairs or lift to 5th floor

Main entrance door

Hallway

Radiator, cupboard housing hot water cylinder.

Lounge

Radiator, coving to ceiling, launch double glazed window with door leading to sun balcony

#### Balcony

Security railings and far reaching views across Eastbourne Town Centre towards the seafront with stunning sea views.

#### Bedroom

Radiator, coving to ceiling, double glazed bay window to front aspect with stunning far reaching views across Eastbourne towards the seafront and the sea.

#### Kitchen

Fitted in a range of wall and floor cupboards and base units, one and a half bowl sink unit and mixer tap, granite worktop, wall mounted gas centre boiler, range style cooker, double oven, microwave oven, space for upright fridge freezer, space and Plumbing for washing machine and space and plumbing for an integrated dishwasher. Radiator. Double glazed window to rear aspect.

#### Bathroom

Comprising coloured suite, bath with shower attachment, wash hand basin, low-level WC, heated towel ladder, double glaze window to rear aspect, tiled splashback.

The property also benefits from a ground floor store room.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Leaseholder Information - The seller advises us of the following information -

Share of the Freehold - The remainder of a 999 year lease - 984 years remaining.

Maintenance charge is £970.22 per quarter.

Ground Rent - Not applicable.

Council Tax Band: B

Tenure: Share Of Freehold

Annual Service Charge Amount: £3,880.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Off Street, Communal

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

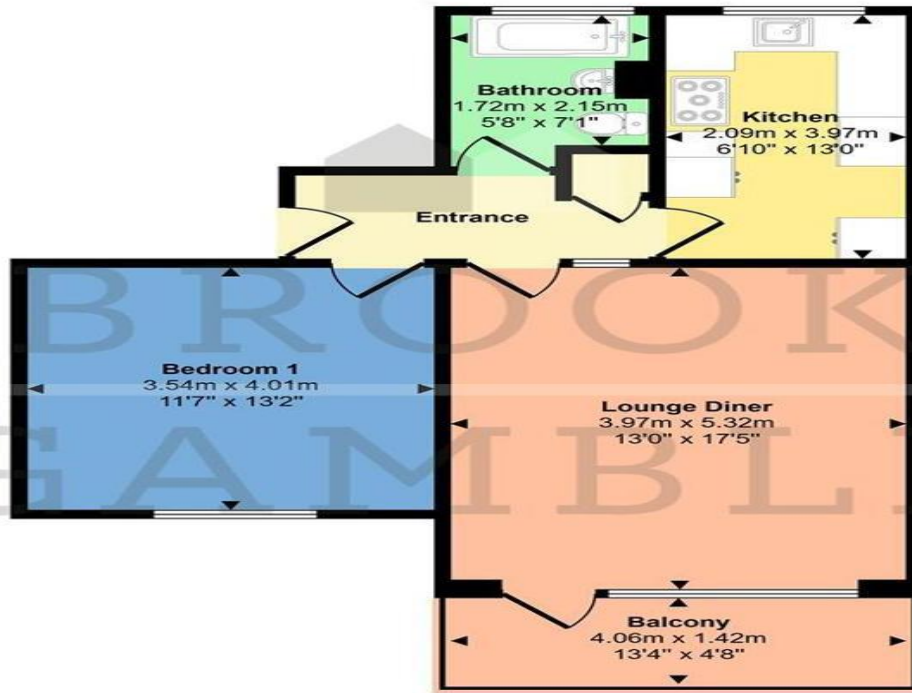
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
54 sq m / 585 sq ft



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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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