



For Sale: £117,500 Leasehold  
Langney Road, East Sussex, BN21

- Central Location
- Double Glazed
- 16' Living Room
- Gas Central Heating

**Arington** 

Offered with NO ONWARD CHAIN, this one double bedroom top floor apartment is centrally located, within easy reach of the local amenities, main line train station and seafront. The apartment has a spacious feel to it with a 16"3 by 12"10 living room and 12"8 by 10"10 double bedroom. The kitchen has been fitted with a modern range of units and appliances and the bathroom has an up to date fitted white suite. Council Tax Band: A. A viewing is highly recommended.

Communal Entrance Hall	Door to...
Entrance Hall	Radiator. Thermostat. Entry phone. Smoke Alarm. Fuse box. Loft Hatch. Stairs and doors to...
Living Room	Radiator. TV aerial. Double Glazed windows to the front.
Bedroom	Radiator. Double Glazed window to the rear.
Kitchen	Fitted with a range of floor and wall units with gloss effect doors with stainless steel handles, gloss effect ends and kickboards. The floor units contain a built in oven and washer/dryer and are topped with a beech laminate effect worktop with inset one and a half stainless steel sink and drainer and a four point stainless steel gas hob with stainless steel extractor over. Tiled splash back. Boiler. Double glazed window to the side. Slate effect tiled floor. Smoke alarm. Loft hatch. Door to...
Bathroom	Fitted with a white suite comprising of a panelled bath with shower over and fitted glass shower screen, low level WC and pedestal basin. The walls around the bath and basin are tiled with inset mosaic and mirror decorative tiles. Slate effect tiled floor. Opaque double glazed window to the rear. Extractor fan.



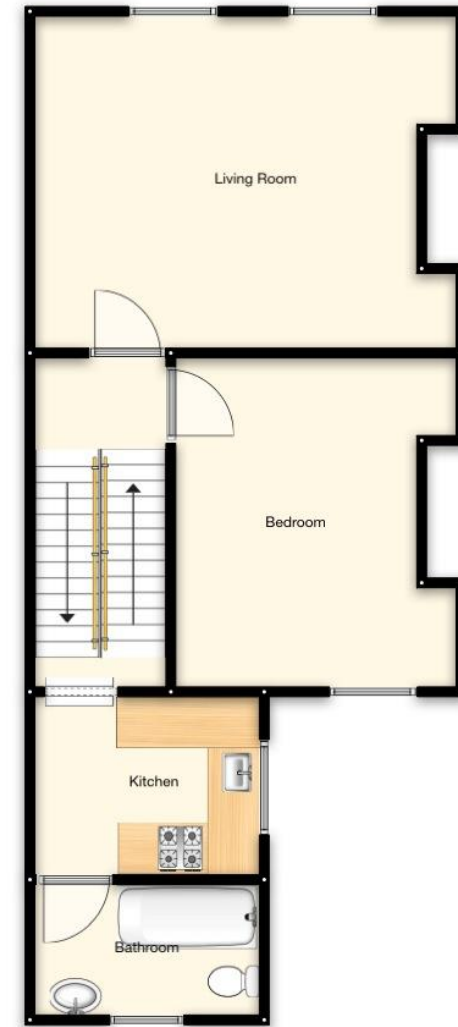
# Room Details

Living Room 16'3" x 12'10" (4.95m x 3.91m)

Bedroom 12'8" x 10'10" (3.86m x 3.30m)

Kitchen 8'8" x 6'10" (2.64m x 2.08m)

Bathroom 8'9" x 5'0" (2.67m x 1.52m)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

