TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£169,950

7 Downsmeade, 30 Upperton Road, Eastbourne, BN21 1JS

Situated on the third floor of a purpose built block with lift access, this well presented apartment enjoys stunning downland views and offers a bright, spacious lounge with ample room for a separate dining area. The accommodation also includes a fitted kitchen, a generous master bedroom and a shower room with separate WC. A private storage area is located on the ground floor of the building, providing convenient extra space. The property is offered chain free, making it an ideal choice for first time buyers, investors or those looking to downsize. Residents benefit from off street parking on a first come, first served basis. Ideally located just a short walk from the train station and town centre, the apartment is also conveniently situated on a regular bus route, offering excellent connectivity for commuters and easy access to local amenities.

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Main Features

- Spacious Upperton Apartment
- 2 Bedrooms
- Third Floor
- Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- Separate Cloakroom
- Double Glazing
- Resident Parking Facilities
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Entryphone handset. Storage cupboard.

Lounge/Dining Room
21'1 x 13'8 (6.43m x 4.17m)
2 Radiators. Dining area. Double glazed window to front aspect.

Fitted Kitchen
9'3 x 8'6 (2.82m x 2.59m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Wall mounted gas boiler. Space for fridge/freezer and washing machine. Double glazed window to rear aspect.

Inner Hallway
Radiator.

Bedroom 1
16'9 x 11'9 (5.11m x 3.58m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 2
10'10 x 8'11 (3.30m x 2.72m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Shower Room
Suite comprising shower cubicle. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Separate Cloakroom
Low level WC. Double glazed window to rear.

Parking
There is residents parking on a first come, first served basis.

EPC = C

Council Tax Band= B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £660 per quarter
Lease: 189 years from 1961. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.