



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £140,000



## Flat 1B, 48 Upperton Road, Eastbourne, BN21 1LQ

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*

A well presented one bedroom ground floor apartment forming part of this small block of 4. Benefiting from its own private entrance door the flat provides well proportioned accommodation comprising of a bay windowed lounge, bay windowed double bedroom, double glazing and electric heating. The development is set in lawned communal gardens, is within easy walking distance of Motcombe Village & Eastbourne Town Centre and the apartment is being sold CHAIN FREE.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

Flat 1B, 48 Upperton Road,  
Eastbourne, BN21 1LQ

**£140,000**

## Main Features

- Upperton Apartment With Private Entrance
- 1 Bay Windowed Bedroom
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Double Glazing & Electric Heating
- Communal Gardens
- CHAIN FREE

## Entrance

Private entrance door to -

## Fitted Kitchen

7'8 x 7'12 (2.34m x 2.13m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Double glazed window.

## Hallway

Night storage heater. Overhead storage. Wood effect flooring.

## Bay Windowed Lounge

11'9 x 10'8 (3.58m x 3.25m )

Electric radiator. Corniced ceiling. Ceiling rose. Double glazed bay window to front aspect with fixed shutters.

## Bay Windowed Bedroom

12'9 x 10'0 (3.89m x 3.05m)

Electric radiator. Storage in the recess. Double glazed bay window to side aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Tiled walls. Tiled floor. Chrome heated towel rail. Airing cupboard housing hot water cylinder. Two frosted double glazed windows.

## Cloakroom

Low level WC. Tiled floor. Frosted double glazed window.

## Outside

The flat has lawned communal gardens to the front and rear.

EPC = E

Council Tax Band = A

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: £100 per annum**

**Maintenance: As & when required**

**Lease: 99 years from 2018. 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.