



TOWN FLATS



📞 01323 416600

Leasehold

£145,000



1 Bedroom



1 Reception



1 Bathroom



48 The Upperton, 20 Upperton Road, Eastbourne, BN21 1AG

One bedroom 4th floor apartment with ZERO ground rent within a very prestigious and newly converted (2019) apartment block called The Upperton, located just moments from Eastbourne Train Station & town centre. Positioned on the Westerly side of the building with large glazing to maximise natural light and views looking over the chimney pots of Eastbourne towards the South Downs. Allocated undercroft parking space in the lower level of the car park, 2x passenger lifts and remainder of a 10 year new build warranty (from 2020) providing peace of mind with a stunning entrance lobby, being sold CHAIN FREE.



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info@townflats.com

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20 Upperton Road,
Eastbourne, BN21 1AG

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Main Features

- Remainder of a 10 Year New Build Warranty (From 2020) Providing Peace Of Mind
- Well Presented 1 Bedroom Upperton Apartment With Zero Ground Rent
- Third Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Undercroft Allocated Parking Space
- 2 x Passenger Lifts
- Bike Storage Areas & Electrical Car Charging Points To The Front
- CHAIN FREE

Entrance

Communal entrance with security entryphone system, leading to stunning communal entrance with two lifts and stairs to the third floor private entrance door to -

Hallway

Storage cupboard. Cupboard housing plumbing & space for washing machine and water tank.

Open Plan Lounge/Fitted Kitchen

14'10 x 11'8 (4.52m x 3.56m)

Electric radiator. Double glazed window to side aspect.

Fitted Kitchen Area

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Integral dishwasher and fridge.

Bedroom

9'7 x 8'8 (2.92m x 2.64m)

Electric radiator. Double glazed window to side aspect.

Modern Shower Room/WC

Suite comprising walk-in shower cubicle. Low level WC with hidden cistern. Wash hand basin with mixer tap. Extractor fan. Heated towel rail.

Parking

The flat has a secure allocated undercroft parking space.

Other Details

There is a bike storage area & electrical car charging points to the front

EPC = D

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: Zero

Maintenance: Approximately £1200 per annum

Lease: 125 years from 2020. 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.