



# TOWN FLATS



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Leasehold

# £245,000

2 Bedroom 1 Reception 1 Bathroom



## Ground Floor Flat, 38 Upperton Gardens, Eastbourne, BN21 2AQ

This beautifully presented two bedroom ground floor converted flat offers a rare combination of character, comfort and accessibility. Completely level at the front for easy access, the property showcases high ceilings and an abundance of period features throughout, including exposed floorboards and a striking feature fireplace in the bay fronted sitting room. The accommodation is well proportioned and further enhanced by an extended lease term, providing peace of mind for years to come. To the rear, a large private garden creates an exceptional outdoor space, ideal for relaxing or entertaining. Situated in the sought after Upperton area, the property enjoys the charm of tree lined roads, nearby parks and the convenience of being within close proximity to the train station and town centre. This is an excellent opportunity to secure a characterful home in one of the area's most popular residential locations.

**Main Features**

- Beautifully Presented Upperton Garden Apartment With Period Features
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Private Rear Garden
- Extended Lease Term

**Entrance**

Communal entrance with ground floor private entrance door to -

**Hallway**

Radiator. Staircase leading to cellar (perfect for storage).

**Bay Windowed Lounge**

18'4 x 16'2 (5.59m x 4.93m )

Radiator. Feature fireplace. High ceiling. Ceiling Rose & corniced ceiling. Exposed floorboards. Double glazed bay window to front aspect.

**Fitted Kitchen**

15'2 x 6'7 (4.62m x 2.01m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Double glazed window to rear aspect. Double glazed door to rear garden.

**Bedroom 1**

15'5 x 14'6 (4.70m x 4.42m )

Radiator. Ceiling rose. High ceiling. Double glazed window to rear aspect.

**Bedroom 2**

10'0 x 6'9 (3.05m x 2.06m )

Electric radiator. Cupboard housing boiler. Double glazed window to side aspect.

**Bathroom/WC**

Suite comprising panelled bath with chrome mixer tap and shower over. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to rear aspect.

**Outside**

The flat has a private rear garden laid to patio with gated rear access and fenced & walled boundaries.

**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: £50 per annum**

**Maintenance: Details on request**

**Lease: 189 years from 1997. 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.