



# TOWN FLATS

f X

01323 416600

Leasehold

Guide Price  
£150,000-£160,000

1 Bedroom

1 Reception

1 Bathroom



## 2 Downsmeade, Upperton Road, Eastbourne, BN21 1JS

\*\*\* GUIDE PRICE £150,000 TO £160,000\*\*\*

A one bedroom first floor apartment with an extended lease term and lock-up garage to the rear. Forming part of this purpose built development in Upperton the flat provides well proportioned accommodation comprising of a double bedroom, refitted kitchen & shower room and wonderful lounge/dining room. Local shops and gardens can be found at nearby Motcombe Village and Eastbourne town centre and mainline railway station is also within comfortable walking distance. An internal inspection comes very highly recommended.

**Main Features**

- Extremely Well Presented
- Upperton Apartment
- 1 Bedroom
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room
- Separate Cloakroom
- Double Glazing & Electric Heating
- Private Lock-up Storage Room
- Garage

**Entrance**

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

**Hallway**

Electric radiator. Built-in cupboard with fixed shelving. Telephone point. Wood effect flooring.

**Lounge/Dining Room**

17'1 x 13'11 (5.21m x 4.24m )

Electric radiator. Wall lights. Coved ceiling. Entryphone handset. Double glazed window.

**Fitted Kitchen**

7'11 x 7'5 (2.41m x 2.26m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood and 'eye' level double oven. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Cupboard housing hot water cylinder. Double glazed window.

**Bedroom**

12'6 x 11'10 (3.81m x 3.61m )

Electric radiator. Coved ceiling. Double glazed window.

**Cloakroom**

Low level WC. Frosted double glazed window.

**Modern Shower Room/WC**

White suite comprising corner shower cubicle. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

**Other Details**

The flat has a private lock-up storage room with light.

**Parking**

The flat has a lock-up garage with an up & over door to the 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: Peppercorn**

**Maintenance: £660 per quarter PLUS Garage Maintenance @ £51.56 per quarter**

**Lease: 180 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.