



# TOWN FLATS



01323 416600

Leasehold

## Offers in Excess of £180,000



2 Bedroom



1 Reception



1 Bathroom



## Flat 5, 30 Upperton Gardens, Eastbourne, BN21 2AH

\*\*\*Offers In Excess Of £180,000\*\*\*

A well presented 2 bedroom split level apartment forming part of this attractive residence in Upperton. Located opposite wonderful gardens and within comfortable walking distance of the town centre and mainline railway station the flat benefits from a security entryphone system, fitted kitchen & bathroom and gas central heating. The flat is being sold CHAIN FREE and an internal inspection comes highly recommended.

Flat 5, 30 Upperton Gardens,  
Eastbourne, BN21 2AH

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Offers in Excess of  
£180,000

## Main Features

- Well Presented Split Level Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

## Lobby

Entryphone handset. Light and door to -

## Split Level Hallway

Cupboard housing washing machine.

## Lounge

10'10 x 9'9 (3.30m x 2.97m )  
Radiator. Sash window.

## Fitted Kitchen

11'0 x 6'5 (3.35m x 1.96m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Sash window.

## Bedroom 1

13'5 x 11'1 (4.09m x 3.38m )  
Radiator. Coved ceiling. Inset spotlights. Sash window to side aspect.

## Bedroom 2

11'1 x 6'0 (3.38m x 1.83m )  
Radiator. Sash window to side aspect.

## Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Extractor fan.

EPC = C

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: £75 paid half yearly**

**Maintenance: £824.26 paid quarterly, which includes a £183.25 contribution into the sinking fund**

**Lease: 90 years remaining. 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.