



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1/2 Bedroom



1 Reception



1 Bathroom

## £180,000



## Flat 1, 14 Upperton Gardens, Eastbourne, BN21 2AH

An extremely spacious 1/2 bedroom hall floor apartment with balcony and an allocated parking space. Forming part of this attractive residence in Upperton the flat benefits from a wonderful lounge with corniced ceiling, a double bedroom, refitted bathroom, internal second bedroom and spacious fitted kitchen/breakfast room. The balcony is arranged to the front and the flat is being sold with a share of the freehold. With the town centre and mainline railway station all being within easy walking distance an internal inspection comes highly recommended.

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Eastbourne, BN21 2AH

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## Main Features

- Extremely Spacious Upperton Apartment
- 1/2 Bedrooms
- Hall Floor
- Wonderful Spacious Lounge
- Fitted Kitchen/Breakfast Room Leading To Juliette Balcony
- Balcony
- Bathroom/WC
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance with hall floor entrance door to -

## Hallway

Radiator. Walk-in storage cupboard.

## Lounge

15'7 x 14'10 (4.75m x 4.52m )

Radiator. Feature fireplace with tiled surround and hearth. Television point. Corniced ceiling. 2 double glazed windows to front aspect.

## Fitted Kitchen/Breakfast Room

14'8 x 10'6 (4.47m x 3.20m )

Range of fitted wall and base units. Worktop with inset double drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Wall mounted gas boiler. Space for upright fridge/freezer. Double glazed window to side aspect. French doors to rear Juliette balcony.

## Bedroom 1

13'11 x 11'10 (4.24m x 3.61m )

Radiator. Corniced ceiling. Double glazed window to rear aspect.

## Internal Bedroom 2

13'6 x 7'0 (4.11m x 2.13m )

Corniced ceiling. Picture rail. Borrowed light window from bedroom 1.

## Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Airing cupboard housing hot water cylinder.

## Outside

The flat has a balcony to the front.

## Parking

There is an allocated parking space to the rear.

**Council Tax Band = B**

**EPC = C**

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: N/A**

**Maintenance: £75 per calendar month**

**Lease: 955 years remaining. We have been advised of the remaining 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.