TOWN FLATS

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Leasehold

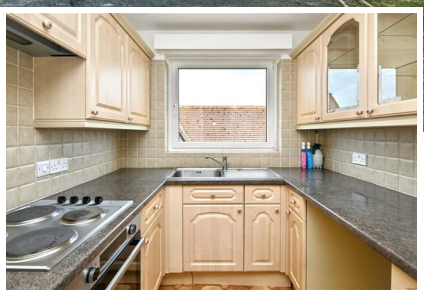
2 Bedroom | 1 Reception | 1 Bathroom

## Guide Price £160,000 - £170,000









# 7 Lullington House, Upperton Road, Eastbourne, BN21 1LJ

**** Guide Price £160,000 to £170,000 **** An extremely spacious 2 bedroom third floor apartment with glorious far reaching views over Eastbourne towards the South Downs and garage. Enviably situated in the Upperton the flat is within comfortable walking distance of Motcombe Village with its local shops and gardens. Providing spacious and well proportioned accommodation the flat benefits from 2 double bedrooms, lounge/dining room with access to the sun balcony, refitted kitchen and shower room/WC. With an extended lease term in excess of 100 years an internal inspection comes very highly recommended.

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Leasehold

# 7 Lullington House, Upperton Road, Eastbourne, BN21 1LJ

## Guide Price £160,000 - £170,000

### Main Features

- Extremely Spacious Upperton Apartment
- 2 Bedrooms
- Third Floor
- Spacious Lounge
- Sun Balcony With Glorious Views Towards The South Downs
- Fitted Kitchen
- Modern Shower Room/WC
- Private Storage Room
- Garage
- CHAIN FREE

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

### Hallway
Airing cupboard housing hot water cylinder. Built-in double wardrobe.

### Spacious Lounge
16'1 x 12'11 (4.90m x 3.94m )
Feature fireplace. Night storage heater. Coved ceiling. Double glazed window and door to -

### Sun Balcony
With glorious views over Old Town and the South Downs.

### Fitted Kitchen
8'11 x 7'3 (2.72m x 2.21m )
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window to side aspect.

### Bedroom 1
15'4 x 11'1 (4.67m x 3.38m)
Electric radiator. Coved ceiling. Double glazed window to front aspect.

### Double Aspect Bedroom 2
12'0 x 11'7 (3.66m x 3.53m)
Night storage heater. Coved ceiling. Built-in double wardrobe. Double glazed window to rear & side aspects.

### Modern Shower Room/WC
White suite comprising shower cubicle. Pedestal wash hand basin. Low level WC. wall mounted electric heater. Frosted double glazed window.

### Other Details
There is also a private storage room.

### Parking
The flat has a lock-up garage (No. 3) with an up & over door, located to the rear.

### EPC = D

### Council Tax Band = 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: £48 per annum**
**Maintenance: £760.05 per quarter**
**Lease: 135 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.