



# TOWN FLATS

f X

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Leasehold



1 Bedroom



1 Reception



1 Bathroom

# £110,000



## 5 Selmeston House, Upperton Road, Eastbourne, BN21 1LS

**REDUCED FOR QUICK SALE!!! CASH BUYERS ONLY**

An extremely well presented one bedroom third floor apartment with a rarely available garage. Forming part of this popular block in Upperton and with wonderful views from the rear over the Old Town and towards the South Downs, the flat is being sold with an extended lease term. Having undergone much improvement, the flat benefits from a refitted kitchen with integrated appliances, refitted bathroom with jacuzzi bath, gas central heating and double glazing. The flat is conveniently situated for Motcombe Village with its gardens, local shops and Waitrose. The vendor has paid for a licence to allow sub-letting which is transferable to any purchaser. An internal inspection comes highly recommended.

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## Main Features

- Upperton Apartment
- 1 Bedroom
- Third Floor
- Lounge
- Sun Balcony With Glorious Views Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Store Room
- Garage

### Entrance

Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to -

### Hallway

Radiator. Entryphone handset.

### Lounge

16'3 x 12'11 (4.95m x 3.94m )

Coved ceiling. Television point. Double glazed doors to -

### Sun Balcony

13'1 x 4'2 (3.99m x 1.27m )

With glorious far reaching views over the Old Town towards the South Downs.

### Modern Fitted Kitchen

12'0 x 6'11 (3.66m x 2.11m )

Range of fitted black gloss wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Range cooker. Coloured splashback and extractor cooker hood. Cupboard housing gas boiler. Radiator. Kickboard lighting. Under unit lighting. Double glazed window.

### Bedroom

11'8 x 9'10 (3.56m x 3.00m )

Radiator. Coved ceiling. Fitted double wardrobe with sliding doors.

Double glazed window with far reaching views over Eastbourne towards the South Downs.

### Modern Bathroom/WC

White suite comprising Jacuzzi bath with chrome mixer tap and shower above with rainwater shower head. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled floor. Part tiled walls. Frosted double glazed window.

### Parking

The garage is situated to the rear and has an up & over door.

### Other Details

The flat benefits from a store room (No. 17).

EPC = B

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: Peppercorn**

**Maintenance: Details on request**

**Lease: 189 years from 1965. 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.