



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£165,000 - £180,000



1 Bedroom



1 Reception



1 Bathroom



25 The Upperton, 20 Upperton Road, Eastbourne, BN21 1AG

GUIDE PRICE £165,000 - £175,000

A well designed one bedroom second floor apartment. Situated within a modern luxury development, this property is conveniently located within walking distance of the town centre and mainline railway station. Key highlights include an impressive communal entrance, secure entry phone system, a spacious double bedroom, an open plan lounge with a fitted kitchen, a contemporary shower room, double glazing, and electric heating. The apartment also benefits from an allocated parking space to the rear. Viewing is highly recommended to fully appreciate this exceptional home.



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25 The Upperton,
20 Upperton Road
Eastbourne, BN21 1AG

Guide Price
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Main Features

- Well Presented Upperton Apartment
- 1 Bedroom
- Second Floor
- Double Aspect Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Allocated Parking
- 2 Passenger Lifts
- Bike Storage Areas & Electrical Car Charging Points To The Front

Entrance

Communal entrance with security entry phone system. Stairs and 2 passenger lifts to second floor private entrance door to -

Hallway

Storage cupboard. Airing cupboard housing hot water cylinder and space for washing machine.

Double Aspect Open Plan Lounge/Fitted Kitchen

14'7 x 11'2 (4.45m x 3.40m)

Radiator. Laminate flooring. Double glazed window to side and rear aspects.

Kitchen Area

Range of fitted wall and base units. Breakfast bar. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with electric oven under. Integrated dishwasher and under counter fridge.

Bedroom

11'1 x 8'11 (3.38m x 2.72m)

Radiator. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Tiled floor. Tiled walls.

Parking

Allocated parking space.

EPC = D

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: £175 per annum

Maintenance: £1687.79 per annum

Lease: 125 years from 2020. 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.