TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£210,000 - £240,000



11 Solitaire House, 54 Upperton Road, Eastbourne, BN21 1LP

*** GUIDE PRICE £210,000 - £230,000 ***
A spacious and beautifully presented two double bedroom apartment, ideally situated on the third floor of the sought-after Solitaire House in Eastbourne's highly desirable Upperton area. Perfectly positioned just a short walk from Eastbourne's mainline railway station and conveniently located on local bus routes, this stylish apartment offers excellent transport links, making it an ideal choice for commuters and those seeking easy access to the surrounding areas. The bright and airy accommodation features contemporary open plan living, with a generously proportioned lounge, dining area and well appointed fitted kitchen, creating an inviting space for both relaxation and entertaining. The living area opens directly onto a private sun balcony, providing a delightful outdoor retreat. Further benefits include attractive communal gardens, residents' parking and a secure undercroft bicycle store. With Eastbourne's vibrant town centre, shops, restaurants, cafés and the popular Old Town all within easy reach, this superbly located apartment combines modern comfort with exceptional convenience and accessibility.

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Main Features

- Modern & Spacious Upperton Apartment
- 2 Bedrooms
- Third Floor
- Purpose Built
- Open Plan Lounge/Dining Room/Kitchen
- Bathroom/WC
- Balcony With Views Towards The South Downs
- Pleasant Communal Garden
- Close to Local Shops & Transport Links

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

Hallway
Entry phone system. Radiator. Cupboard.

Bedroom 2
13'4 x 7'10 (4.06m x 2.39m)
Radiator. Double glazed window to side aspect.

Open Plan Lounge/Dining Room/Kitchen
20'11 x 12'1 (6.38m x 3.68m)
Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Cupboard housing boiler. Radiator. Double glazed double doors to balcony.

Bedroom 1
17'9 x 8'11 (5.41m x 2.72m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawer below. Extractor fan. Heated towel rail.

Outside
There is a pleasant communal garden to the rear of the property.

Parking
There is residents parking to the front, which is on a first come first served basis.

COUNCIL TAX BAND = C

EPC = 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: N/A
Maintenance: Approximately £2001.70 per annum.
Lease: 250 years from 2023. We have been advised of the lease term, we have not seen the lease.

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.