



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £165,000



## 49 The Upperton, 20 Upperton Road, Eastbourne, BN21 1AG

A beautifully presented one bedroom apartment located on the fourth floor of The Upperton, a recently converted and stylish development in Eastbourne's sought after Upperton area. The well designed accommodation features a spacious open-plan lounge and kitchen, a generously sized double bedroom, and a modern shower room. Additional benefits include allocated and secure parking, electric heating, double glazing throughout, dedicated cycle storage, and two passenger lifts for added convenience. Ideally situated just off the town centre, the apartment is only minutes from Eastbourne train station, Gildredge Park, Cineworld cinema, and the town's iconic Victorian seafront. With large windows offering stunning views across Eastbourne towards the South Downs, this home is an ideal purchase for first-time buyers or investors alike.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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

**£165,000**

## Main Features

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

## Entrance

Communal entrance with security entry system. Disabled electronic ramp. Two lifts and stairs leading to fourth floor private entrance door to -

## Hallway

Entryphone handset. Two storage cupboards, one housing hot water cylinder and plumbing & space for washing machine.

## Open Plan Lounge/Fitted Kitchen

16'11 x 9'6 (5.16m x 2.90m )

Open Plan Lounge Area: Electric radiator. Double glazed window to side aspect.

Open Plan Kitchen Area: Fitted Kitchen with wall and base units. Worktop with inset single drainer sink unit. Breakfast bar. Electric hob and oven. Extractor cooker hood. Integral dishwasher and fridge.

## Bedroom

8'10 x 8'6 (2.69m x 2.59m )

Electric radiator. Two open wardrobes. Double glazed window to side aspect.

## Modern Shower Room/WC

Walk in shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wash hand basin. Extractor fan. Heated towel rail. Tiled floor. Part tiled walls.

## Outside

Visitor parking to front with electric car charging points. Bike storage areas.

## Parking

Allocated parking space (No. 48).

EPC = C

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: £165 per annum**

**Maintenance: £1586 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.