TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£130,000









Flat 4, 9 Upperton Gardens, Eastbourne, BN21 2AA

A one bedroom second floor converted apartment enviably situated in Upperton within comfortable walking distance of the town centre and mainline railway station. Located opposite Upperton Gardens with lovely views from the front the flat benefits from a double bedroom, refitted kitchen, double glazing and electric heating. An internal inspection comes highly recommended.

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Main Features

- Upperton Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Entryphone handset. Doors to lounge and bathroom.

Lounge
16'11 x 13'2 (5.16m x 4.01m)
Radiator. Coved ceiling. Two double glazed windows to front aspect. Doors to kitchen and bedroom.

Fitted Kitchen
8'3 x 8'1 (2.51m x 2.46m)
Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Frosted double glazed window.

Bedroom
9'0 x 8'3 (2.74m x 2.51m)
Electric heater. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower over with rainwater shower head. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

EPC = E

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: £150 per annum
Maintenance: Approximately £1500 per annum
Lease: 83 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.