



TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

1 Bathroom

£210,000



Flat 3, 21 Upperton Gardens, Eastbourne, BN21 2AA

An extremely well presented 2 bedroom 2nd floor apartment forming part of this attractive residence in Upperton. Being sold CHAIN FREE the flat is enviably situated opposite wonderful gardens and is within easy walking distance of the town centre and mainline railway station. The flat benefits from a refitted kitchen & bathroom, new floor coverings, double glazing and gas central heating. With a share of the freehold and lease in excess of 900 years an internal inspection comes highly recommended.

**Flat 3, 21 Upperton Gardens,
Eastbourne, BN21 2AA**

£210,000

Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to 2nd floor private entrance door to -

Hallway

Radiator. Entryphone handset. Cupboard housing gas boiler.

Lounge

14'2 x 13'8 (4.32m x 4.17m)

Radiators. Coved ceiling. Two Double glazed windows to front aspect.

Fitted Kitchen

10'3 x 7'10 (3.12m x 2.39m)

Modern range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob.

Stainless steel extractor cooker. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Radiator. Double glazed window.

Bedroom 1

14'2 x 13'5 (4.32m x 4.09m)

Radiators. Two double glazed windows with far reaching views towards the South Downs.

Bedroom 2

10'0 x 7'5 (3.05m x 2.26m)

Radiator. Double glazed window.

Modern Bathroom

Refitted white suite comprising panelled bath with chrome mixer tap. shower over and shower screen. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Radiator. Extractor fan.

EPC = E

Council Tax Band = C

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: £40 per calendar month

Lease: 999 years from 1970. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.