TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£80,000 - £90,000

11 Jevington House, Upperton Road, Eastbourne, BN21 1LW

CASH BUYERS ONLY, due to the unexpired lease term of 36 years remaining
GUIDE PRICE £80,000 to £90,000
Town Flats are delighted to offer to the market this extremely well presented sixth floor flat which affords stunning views across Old Town towards the South Downs and also towards the English Channel. The well planned accommodation benefits from a passenger lift, entryphone system, refitted kitchen and a balcony. All the many amenities of the Old Town and Motcombe Village are close at hand including Motcombe gardens, Motcombe swimming baths, Waitrose superstore, parish church of St Mary's and the historic Lamb Inn. Eastbourne town centre which is currently undergoing an exciting re-development is approximately two miles distant. An early inspection is considered essential to fully appreciate this superb home.

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Main Features

- CASH BUYERS ONLY
- Purpose Built Upperton Apartment
- 1 Bedroom
- Sixth Floor
- Lounge
- Sun Balcony With Stunning Far Reaching Views
- Refitted Kitchen
- Bathroom/WC
- Passenger Lift

Entrance
Communal entrance with security entryphone system. Staircase or passenger lift rising to sixth floor. Private front door leading to -

Hallway
Entryphone handset. Airing cupboard housing pre-lagged hot water cylinder and slatted shelving.

Lounge
15'2 x 12'11 (4.62m x 3.94m)
Magnificent views are enjoyed across Old Town towards the South Downs and the English Channel. Television point. Telephone point.

Modern Refitted Kitchen
12'1 x 7'1 (3.68m x 2.16m)
Fitted with an excellent range of wall and base units. Comprising inset single drainer sink unit with mixer tap and cupboards beneath and adjacent working space. Built-in electric oven with four ring electric hob and extractor hood above. Plumbing and space for washing machine. Space for further appliances. Window to front aspect.

Bedroom
11'5 x 9'10 (3.48m x 3.00m)
Electric radiator. Built-in double wardrobe with hanging rail. Magnificent far reaching views across Old Town towards the South Downs.

Bathroom
White three piece suite comprising panelled bath with electric shower above. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Heated towel rail. Frosted window to front aspect.

Other Details
The flat also benefits in a lock-up storage cupboard located in the basement.

EPC = E

Council Tax Band = 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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 99 years from 1963. 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.