TOWN FLATS

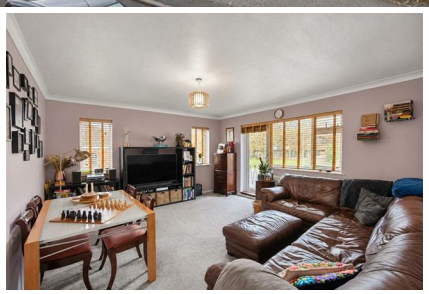
01323 416600

Leasehold - Share of Freehold

£195,000

2 Bedroom | 1 Reception | 2 Bathroom









2 Copperfield House, Upperton Road, Eastbourne, BN21 1ET

An exceptionally spacious two double bedroom first floor purpose built apartment, forming part of a small building of just three flats in the popular Upperton area. Situated a short walk from Eastbourne railway station, the town centre and a wide range of amenities, the property benefits from a balcony, a garage, residents parking and a share of the freehold with the balance of a 999 year lease. The generous accommodation includes a dual aspect lounge with access to the balcony, a fitted kitchen with solid wood worktops and two double bedrooms, both with built in wardrobes. An en-suite shower room complements the main bathroom, while three hallway storage cupboards, double glazing and gas central heating add to the practicality. Outside is a small communal lawned garden with a rotary washing line.

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2 Copperfield House, Upperton Road, Eastbourne, BN21 1ET

Leasehold - Share of Freehold

£195,000

Main Features

- Exceptionally Spacious First Floor Purpose Built Apartment
- Two Double Bedrooms With Built In Wardrobes
- Small Building Comprising Just Three Flats
- Dual Aspect Lounge With Balcony
- Fitted Kitchen With Solid Wood Worktops
- En-Suite Shower Room/WC & Separate Bathroom/WC
- Garage, Residents Parking & Small Communal Lawned Garden
- Double Glazing & Gas Central Heating
- Share Of Freehold With Balance Of A 999 Year Lease
- Upperton Location Close To Station & Town Centre

Entrance
Communal entrance with stairs to the first floor private entrance door to -

L-Shaped Hallway
Radiator. 3 built-in storage cupboards.

Double Aspect Lounge
15'1 x 13'9 (4.60m x 4.19m)
Radiator. Double glazed windows to front & side aspects. Double glazed door leading to balcony.

Fitted Kitchen
14'0 x 5'10 (4.27m x 1.78m)
Range of wall & base units. Solid wood block work surfaces with inset sink unit. Space & plumbing for fridge/freezer, cooker and washing machine. Gas boiler. Double glazed window to front aspect.

Bedroom 1
13'9 x 12'2 (4.19m x 3.71m)
Radiator, Built-in wardrobes. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

Bedroom 2
13'11 x 8'9 (4.24m x 2.67m)
Radiator, Built-in wardrobes. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

Outside
Communal garden area laid to lawn with washing line.

Parking
Single garage with up & over door and residents parking.

EPC = C

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: N/A
Maintenance: £450 paid quarterly
Lease: 999 years from 1994. 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.