



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £175,000 - £185,000



2 Bedroom



1 Reception



1 Bathroom



## 1 St. Kilda Mansions, 11a Upperton Road, Eastbourne, BN21 1ER

\*\*\*GUIDE PRICE £175,000 - £185,000\*\*\*

This well proportioned ground floor apartment offers generous living space, modern interiors and the rare advantage of owning the front garden to its side of the block. The property features two excellent double bedrooms positioned to the front of the building, both offering ample natural light and comfortable proportions. A modern fitted kitchen provides stylish and practical workspace, complemented by a contemporary shower room/WC finished to a high standard. To the rear, the bright and airy living room enjoys a double aspect, creating a wonderfully light reception space ideal for both relaxing and entertaining. Externally, the property benefits from a private lock-up shed to the rear, perfect for additional storage or bicycles and ownership of the front garden on its side of the block, offering valuable outdoor space with scope for personalisation. An ideal purchase for first time buyers, downsizers or investors alike, this attractive apartment combines convenience, comfort and outdoor space in one appealing package.



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## Main Features

- Spacious Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Area Of Garden To The Front
- Lock-Up Shed
- CHAIN FREE

## Entrance

Communal entrance on the side of the block with security entry phone system. Ground floor private entrance door to -

## Hallway

Radiator.

## Double Aspect Lounge

13'3 x 12'4 (4.04m x 3.76m)

Radiator. Carpet. Double glazed window to side & rear aspects.

## Fitted Kitchen

8'11 x 8'11 (2.72m x 2.72m )

Range of fitted modern grey wall and base units. Worktop with inset circular sink unit and mixer tap. Inset 4 ring gas hob and oven under. Extractor cooker hood. Integrated washing machine. Space for tumble dryer. Integrated fridge/freezer. Radiator. Laminate flooring. Double glazed window to side aspect.

## Bedroom 1

14'1 x 10'9 (4.29m x 3.28m )

Radiator. Double glazed window to front aspect.

## Bedroom 2

11'9 x 8'2 (3.58m x 2.49m )

Radiator. Double glazed window to front aspect.

## Modern Shower Room/WC

Suite comprising shower cubicle with rainfall shower head. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Double glazed window to side aspect.

## Outside

Split front garden half of which is private to this flat. Also included is a shed to the rear of the block.

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: £2347.96 per annum**

**Lease: 125 years from 2006. 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.