TOWN FLATS

01323 416600

Leasehold

Guide Price
£150,000 - £170,000

2 Bedroom | 1 Reception | 1 Bathroom









24 Selmeston House, Upperton Road, Eastbourne, BN21 1LS

GUIDE PRICE £150,000 TO £170,000
Town Flats are delighted to offer to the market this stunning two bedroom apartment situated on the fourth floor of this purpose built apartment block offering glorious panoramic views across Old Town. The spacious accommodation comprises lounge with access to balcony, two double bedrooms, modern kitchen and bathroom. Further merits include double glazing throughout, passenger lift, replacement electric heaters and a spacious lock up garage. Positioned in the ever popular Upperton area of Eastbourne the property offers easy access to local shops and cafes in Motcombe village. The property is situated approximately 1 mile distant from Eastbourne's mainline train station with its links to Brighton, London & beyond and also Eastbourne's Beacon shopping centre.

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Main Features

- CASH BUYERS ONLY - OFFERS CONSIDERED
- Well Presented 4th Floor Upperton Apartment With Stunning Panoramic Views
- 2 Bedrooms
- Lounge
- Sun Balcony With Stunning Views Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Passenger Lift
- Garage

Entrance
Communal entrance with security entryphone system. Stairs and lift to fourth floor, private door to -

Hallway
Two electric heaters. Cupboard housing hot water cylinder.

Lounge
15'10 x 13'0 (4.83m x 3.96m)
Two electric heaters. Feature fireplace with ornate surround. Coved ceiling. Television point. Double glazed sliding doors to -

Sun Balcony
With stunning panoramic views towards the South Downs and Old Town.

Fitted Kitchen
8'7 x 7'0 (2.62m x 2.13m)
Morden range of fitted wall and base units. Single drainer sink unit with mixer tap. Electric cooker. Space for washing machine. Under counter fridge/freezer. Serving hatch to living room. Part tiled walls. Double glazed window to side aspect.

Bedroom 1
12'10 x 10'6 (3.91m x 3.20m)
Electric heater. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
10'6 x 8'7 (3.20m x 2.62m)
Electric heater. Coved ceiling. Double glazed window to side aspect.

Modern Bathroom/WC
Suite comprising panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Electric heater. Fan heater. Part tiled walls. Double glazed window to side aspect.

Garage
16' x 12'7 (4.88m x 3.84m)
The flat benefits from a garage (No. 42) to the rear of the development with an up & over door.

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: £1082.25 per quarter which includes Garage maintenance
Lease: 125 years from 2009. 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.