



TOWN FLATS

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01323 416600

Leasehold

 1 Bedroom

 1 Reception

 1 Bathroom

**Guide Price
£170,000 - £180,000**



Flat 2A, 48 Upperton Road, Eastbourne, BN21 1LQ

* GUIDE PRICE £170,000 to £180,000 *

An extremely spacious one bedroom first floor apartment that has wonderful views over Old Town towards the South Downs. Having undergone much improvement the flat benefits from a wonderful size lounge, double bedroom, refitted kitchen & bathroom, split level landing, double glazing and electric heating. The development is set in lawned communal garden and is set within easy walking distance of Motcombe Village and Eastbourne town centre. An internal inspection comes highly recommended.

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Eastbourne, BN21 1LQ

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Main Features

- Extremely Spacious Upperton Apartment
- 1 Bedroom
- First Floor
- Spacious Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Communal Garden

Entrance

Communal entrance. Private entrance with stairs to first floor -

Split Level Hallway

Electric radiator. Airing cupboard housing hot water cylinder.

Lounge

15'7 x 13'10 (4.75m x 4.22m)

Electric radiator. Picture rail. Built-in cupboard. Double glazed window to front aspect with wonderful views over Old Town towards the South Downs.

Fitted Kitchen

10'8 x 7'5 (3.25m x 2.26m)

Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Picture rail. Wood effect flooring. Double glazed window to front aspect.

Bedroom

15'10 x 13'5 (4.83m x 4.09m)

Electric radiator. Feature fireplace with inset electric fire. Picture rail. Fitted wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Loft access (not inspected). Double glazed window.

Outside

The flat has a lawned communal garden to the rear.

EPC = D

Council Tax Band = A

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: £100 per annum

Maintenance: As & when required

Lease: 130 years from 2018. 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.