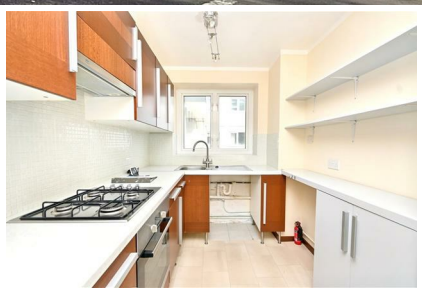
TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£90,000



26 The Chantry Upperton Road, Eastbourne BN21 1LF

*** GUIDE PRICE £90,000 - £100,000 ***
CASH BUYERS ONLY – Due To The Unexpired Lease Term

A CHAIN FREE one bedroom second floor apartment with glorious far reaching views towards the South Downs. Providing well proportioned accommodation the flat benefits from a double bedroom, refitted kitchen & bathroom, double glazing and sun balcony. Enviably situated in Upperton the flat is within easy walking distance of Motcombe Village with its local gardens, local shops and Waitrose. Eastbourne town centre and railway station is also within comfortable walking distance. An internal inspection comes highly recommended.

26 The Chantry, Upperton Road, Eastbourne, BN21 1LF

Leasehold

£90,000

Main Features

- CASH BUYERS ONLY
- Well Presented & Spacious Upperton Apartment
- 1 Double Bedroom
- Second Floor
- Lounge
- Sun Balcony With Stunning Views Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Residents Parking
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway
Entryphone handset. Wood effect flooring. Doorway to lounge and kitchen.

Fitted Kitchen
10'6 x 6'9 (3.20m x 2.06m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

Lounge
17'10 x 11'10 (5.44m x 3.61m)
Feature fireplace. Television point. Wood effect flooring. Coved ceiling. Door to Inner hallway. Double glazed window and door to -

Sun Balcony
With Stunning views towards the South Downs.

Inner Hallway
Airing cupboard housing hot water cylinder.

Double Bedroom
11'3 x 10'7 (3.43m x 3.23m)
Wood effect flooring. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Shaver point. Double glazed window.

Parking
There are residents parking facilities on a first come first served basis.

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: £1058.78 paid half yearly
Lease: 99 years from 1962. 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.