

# HUNT FRAME

ESTATE AGENTS



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## Flat 1, 46 Upperton Gardens, Eastbourne, BN21 2AQ

Offers Over £165,000



HUNT FRAME ESTATE AGENTS are proud to offer this HALL FLOOR, GARDEN APARTMENT (VIRTUAL TOUR) with a PRIVATE GARDEN and ALLOCATED PARKING. Offered CHAIN FREE with the benefit of a BAY FRONTED SITTING ROOM, MODERN BATHROOM & KITCHEN and a DOUBLE BEDROOM. Highly recommended by sole agents Hunt Frame.

Situated in the popular Upperton area of Eastbourne, within easy reach of many amenities which include parks, Eastbourne's town with its Beacon retail shopping centre and train station providing direct links to London and Brighton, bus routes and more.



COMMUNAL ENTRANCE

Communal entrance and staircase to the upper floors, door into the hall.

HALL

Lobby, entry phone system, doors off to the reception/kitchen, shower room and bedroom.

SITTING ROOM

16'6 x 15'11 (5.03m x 4.85m)  
Delightful bay fronted reception room of excellent proportions with high ceilings, radiator, original marble fireplace with surround, mantle with fluted columns.

KITCHEN

Kitchen, open to the reception area, with a range of gloss fronted floor standing and wall mounted units with wood block working surfaces, inset stainless steel sink unit with mixer tap, fitted electric whirlpool single oven with matching four ring induction hob over with canopied stainless steel extractor with matching splashback, integral fridge/freezer, soft close pan drawers, integrated washing machine, wine rack.

BEDROOM

12'0 x 9'0 (3.66m x 2.74m)  
Double bedroom with fitted wardrobes with sliding doors to the front, one being mirrored, radiator, space for freestanding furniture, UPVC double glazed windows and double opening doors opening onto the rear terrace and garden.

BATHROOM

Refitted bathroom with a shaped bath with glass screen and twin headed shower system, with a tiled surround, extractor unit, low-level WC, wash hand basin with vanity cupboards beneath, ladder style radiator, tile effect flooring, mirrored cabinet with lighting above.

GARDEN

Decked raised terrace with steps down to the private garden with a path to the rear access, level display border, space for seating, gate to the rear access and the off road parking space.

PARKING

Accessed from a service road to the rear, gated off-road parking with a dedicated parking space.

OUTGOINGS

LEASE: 125 YEARS FROM 18/02/2015 - 114 YEARS REMAINING  
MAINTENANCE: £1013.29 PER ANNUM  
GROUND RENT: £150 PER ANNUM  
COUNCIL TAX BAND: A

AGENTS NOTE:

The sellers have advised us that the apartment has gas central heating with the boiler replaced in November 2024.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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