



A truly stunning four bedroom town house in a very exclusive Upperton development in Eastbourne, within walking distance of the train station. This fabulous Chain Free property is very well equipped having only been constructed in 2021 with top quality fittings. Features include large open planning living/dining/kitchen with bi-fold doors onto a private sun terrace, master bedroom suite on the top floor with en-suite, a further bedroom with Juliet balcony and en-suite, plus two more bedrooms, family bath and ground floor WC. Outside there are landscaped gardens and parking for two in front of the property.

Guide Price £500,000 to £520,000
Freehold



7 Yew Tree Court, Mill Gap Road, Upperton, Eastbourne, East Sussex, BN21 2FA

Entrance Hall

Radiator. Carpet flooring. Understairs cupboard. Stairs leading to first floor.

Cloakroom

Double glazed opaque window to front. Wash hand basin and W.C.

Kitchen - 5.74m x 2.62m (18'10" x 8'7")

Double glazed window to front. Tiled flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of shaker style wall and base units with integral dishwasher, fridge and freezer. Built in electric oven. Black work surfaces with inset four burner gas hob with fitted cooker hood, and sink and drainer.

Lounge/Diner - 5.41m x 4.37m (17'9" x 14'4")

Double glazed window to rear and large bi-folding doors to rear.

First Floor Landing

Utility cupboard with space for washing machine and tumble dryer.

Bedroom Two - 5.03m x 2.59m (16'6" x 8'6")

Double glazed French doors to Juliette balcony. Fitted wardrobes.

En-Suite

Tiled flooring and fully tiled walls. Inset spotlights. Modern suite comprising of double walk-in shower cubicle, wash hand basin and W.C with concealed cistern.

Bedroom Three - 3.63m x 2.59m (11'11" x 8'6")

Double glazed window to rear. Built in wardrobes.

Bedroom Four - 2.72m x 2.67m (8'11" x 8'9")

Double glazed window to rear. Fitted double wardrobe.

Bathroom

Double glazed opaque window to front. Tiled flooring and partially tiled walls. Inset spotlights. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C with concealed cistern.

Second Floor Landing

Linen cupboard.

Master Bedroom - 8.38m x 6.12m (27'6" x 20'1") 'L' Shaped Room Max Length

Double aspect room with double glazed windows to front and rear. Carpet flooring. Door leading to en-suite. Boarded loft area with lighting and retractable access ladder.

En-Suite

Velux window to rear. Tiled flooring and partially tiled walls. Chrome towel rail. Inset spotlights. Modern suite comprising of walk in shower cubicle, wash hand basin and W.C.

Communal Front Gardens

Attractive planting to the fronts of the properties.

Parking

Two parking spaces.

Rear Garden

Side gate and pathway from front. Sun deck. Terraced garden with artificial lawn, mature trees and hedging.

Council Tax

Band E with Eastbourne Borough Council.

Service Charge

Contribution £TBC by the vendor towards the outside lighting and complex gardens.



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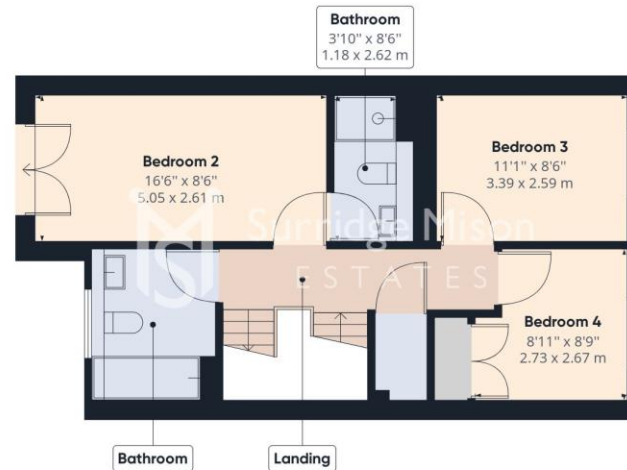
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



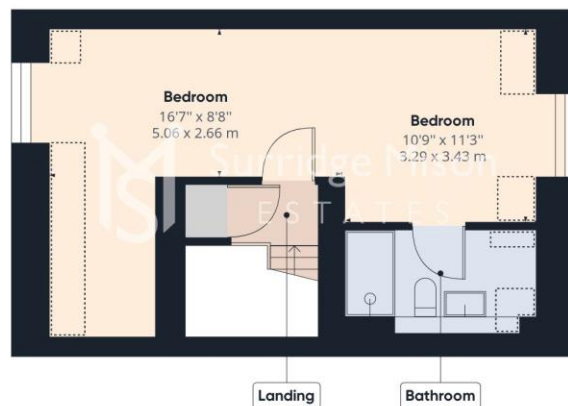
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1518.84 ft²

141.10 m²

Reduced headroom

43.86 ft²

4.08 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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