



# BROOK GAMBLE



## 21 Sherborne Court Upperton Road, Eastbourne, BN21 1LU

**£125,000**

Located in the desirable Upperton area of Eastbourne, this charming fourth-floor purpose-built studio apartment offers a wonderful opportunity for first-time buyers. Built between 1970 and 1979, the property boasts a modern layout that maximises space and light, making it a perfect retreat for those seeking comfort and convenience. As you enter the apartment, you are greeted by a well-proportioned reception room that serves as a versatile living space, ideal for relaxation or entertaining guests.

One of the standout features of this property is the stunning views that can be enjoyed from the fourth floor, allowing you to appreciate the beauty of the surrounding area and across Old Town. The apartment is chain-free, making the purchasing process smoother and more straightforward for prospective buyers. With Waitrose nearby, and access to Eastbourne's mainline railway station within close proximity. The property owns a Share in the Freehold! Residents parking.

**Accommodation Comprising**

Communal entrance security entry phone stairs all left rising to 4th floor

**Main entrance door**

Entrance hallway, security entry phone handset, storage cupboard with shelving housing consumer unit and electric meter with storage cupboard above,

**Studio room 12'8 x 16'7 (3.86m x 5.05m)**

Built-in wardrobe with hanging rail and cupboards above wall mounted electric heater double glazed window to front aspect enjoying far reaching views to a westerly aspect across Old Town overlooking St Mary's church and with fine far reaching views towards the South Downs national park, cupboard housing hot water cylinder.

**Bathroom 8 x 5'5 (2.44m x 1.65m)**

Comprising white suite bath with wall mounted electric shower above shower attachment and riser rail extractor fan unit low-level WC wash hand basin wall mounted electric heater

**Kitchen 9'5 x 5'6 (2.87m x 1.68m)**

fitted in a range of wall and floor cupboards and base units with a single bowl sink unit tiled splashback space for electric cooker space for further under counter appliance breakfast bar area double glaze window to the front aspect enjoying far reaching views across old town towards the South Downs National Park to a Westerly aspect

**Lease and Maintenance information**

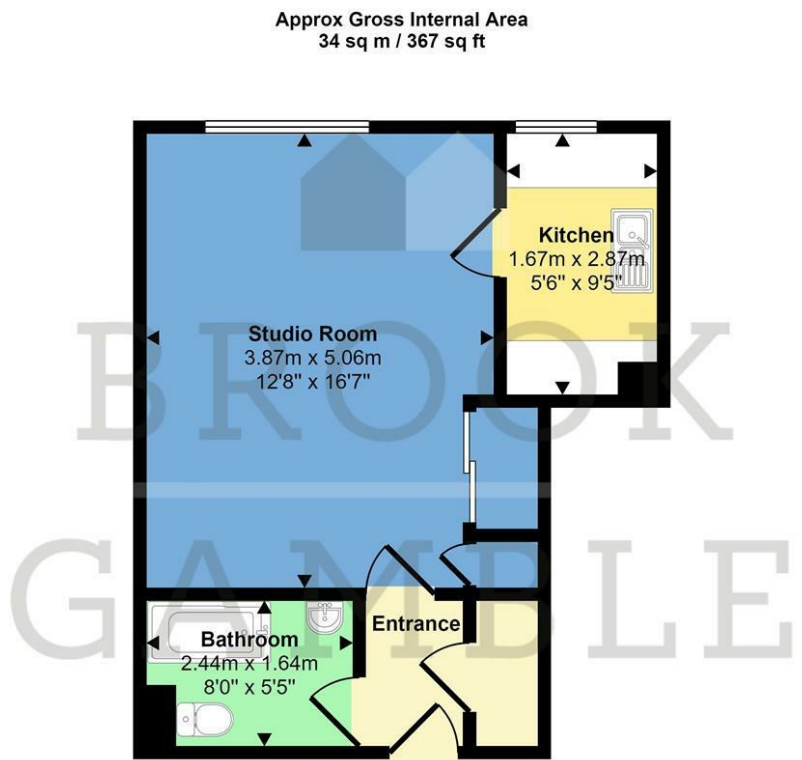
The lease has approximately 103 years remaining  
The property has a Share in the Freehold  
Maintenance is £300 per quarter

**Residents Parking**

On a first come first served basis.



Floor Plan



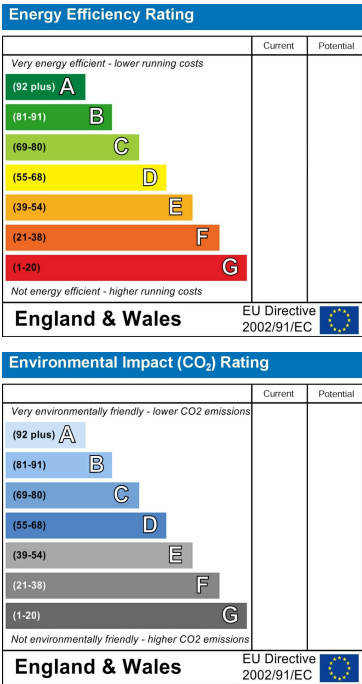
Floorplan

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 Snappy 360.

Area Map



Energy Efficiency Graph



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