



Flat 6 Montclare House 28 Upperton Road
Eastbourne, BN21 1JG

£245,000



Flat 6 Montclare House 28 Upperton Road

Eastbourne, BN21 1JG

Phil Hall Estate Agents welcomes to the market Montclare House, an exquisite two-bedroom apartment that perfectly blends modern living with convenience. Located on Upperton Road, this purpose-built flat is ideal for those seeking a home within easy reach of Eastbourne's vibrant town centre and the efficient transport links provided by the nearby train station.

Upon entering the apartment, you are greeted by a welcoming entrance hall with access to the apartments accommodation and secure entry phone system.

The living and dining area of this apartment is notably spacious and inviting. A distinctive bay window not only adds character to the room but also allows an abundance of natural light to flood the space. This area is perfect for both relaxation and entertaining, offering ample room for a dining table and comfortable seating arrangements

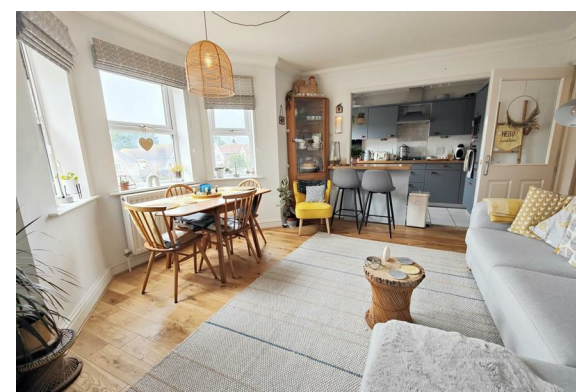
The modern fitted kitchen is a key feature of Montclare House. It is equipped with state-of-the-art appliances and offers plenty of storage space. The inclusion of a breakfast bar area provides a casual dining option and enhances the functionality of the kitchen. This space is perfect for quick meals or enjoying a morning coffee while planning your day.

This apartment features two generously sized bedrooms, designed to provide comfort and privacy. The master bedroom is a highlight, boasting an ensuite shower room. This private bathroom is equipped with contemporary fixtures and fittings, ensuring a luxurious experience. The second bedroom is also spacious, offering versatility for use as a guest room, home office, or personal retreat.

In addition to the ensuite in the master bedroom, there is a separate modern bathroom in the apartment. This bathroom is designed with elegance and functionality in mind, featuring high-quality sanitary ware and stylish tiling that complements the overall aesthetic of the home.

One of the practical advantages of this property is the allocated parking space.

Internal viewing is recommended.





LOCATION, LOCATION, LOCATION
Montclare House is located on Upperton Road, a desirable area known for its proximity to essential amenities and services. The property is within walking distance of Eastbourne town centre, where you can find a diverse range of shops, restaurants, cafes, and entertainment options. The town centre's vibrant atmosphere makes it a hub of activity and a great place to enjoy leisure time.

For commuters, the nearby Eastbourne train station provides excellent connectivity to other parts of the region. Whether you're traveling for work or leisure, the ease of access to the train station makes this location highly convenient.

Secure Communal Entrance Hall
Lift and stairs leading to the first floor

Private Entrance Hall

Living Room/Dining Room
14'7" into bay x 13'4" (4.46 into bay x 4.07)

Kitchen/Breakfast Room
10'5" x 6'2" (3.19 x 1.90)

Bedroom One
16'5" max x 10'10" (5.01 max x 3.31)

Ensuite Shower Room
8'2" x 6'10" (2.50 x 2.10)

Bedroom Two
10'6" x 7'10" (3.22 x 2.39)

Bathroom
6'9" x 6'4" (2.06 x 1.94)

Allocated Parking Space

Lease Information

We have been advised that the property is leasehold and there is approx 990 years remaining on the lease, the service charge £2088 per annum, and ground rent is £150 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

