

32a Upperton Gardens
Eastbourne, BN21 2AQ
£230,000



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Phil Hall Estate Agents welcomes to the market Upperton Gardens, nestled in the prestigious and sought-after Upperton area of Eastbourne. This elegantly presented and thoughtfully modernised two-bedroom split-level apartment is a wonderful example of classic architecture blended seamlessly with stylish contemporary living.

Occupying the first floor of a handsome period conversion, this home has been extensively refurbished and now offers immaculate, move-in-ready accommodation, enhanced by fresh décor, new carpets, and original character features such as high ceilings, ornate skirting boards, and bay windows. With its chain-free status and superb location just moments from Eastbourne's town centre, train station, and seafront, this property is ideal for a variety of buyers, including professionals, downsizers, first-time buyers, or those seeking a lock-up-and-leave coastal retreat.

From the communal entrance, stairs lead up to the first floor, where you enter the apartment via a bright, split-level landing that forms the heart of the home, allowing access to the well-balanced living space.

To the front, the generous living room enjoys plenty of natural light via a large double-glazed bay window, complemented by a feature fireplace and attractive period detailing including high ceilings and deep skirting boards, offering a blend of modern comfort with classic character.

Steps down from the entrance hall lead to the heart of the home: a spacious and contemporary kitchen/dining room, fitted with a range of modern wall and base units, integrated oven, hob and extractor hood. There's ample space for a fridge freezer, washing machine, and a full dining table, with a window and side access door bringing in additional light.

There are two well-proportioned bedrooms, with the master bedroom enjoying a feature bay window and high ceilings. The stylish modern bathroom features a panel-enclosed bath, walk-in shower cubicle, close-coupled WC, and wash hand basin.





LOCATION, LOCATION, LOCATION
Upperton Gardens is ideally situated in a prime location within Eastbourne. This desirable address places you within easy walking distance of Eastbourne town centre, where a variety of shops, restaurants, and entertainment options await. The convenience of having essential amenities and vibrant local attractions close by enhances the appeal of this property. Additionally, the nearby Eastbourne train station offers excellent transport links, making commuting and travel straightforward and efficient. Whether you're heading to London or exploring the picturesque Sussex coastline, this location provides the perfect balance of accessibility and leisure.

Entrance Hall

Living Room

22'02 into bay x 13'11 (6.76m into bay x 4.24m)

Kitchen/Dining Room

14'07 x 11'10 (4.45m x 3.61m)

Bedroom One

17'10 max x 14'07 into bay (5.44m max x 4.45m into bay)

Bedroom Two

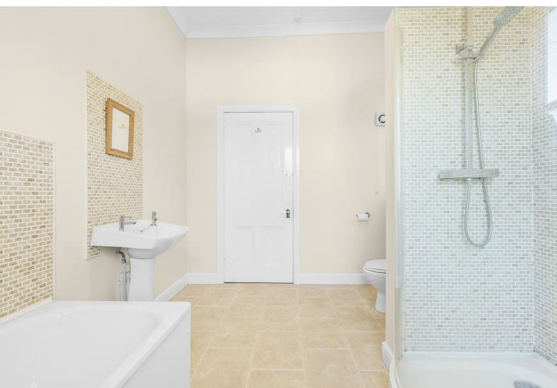
14'08 x 7'06 (4.47m x 2.29m)

Bathroom

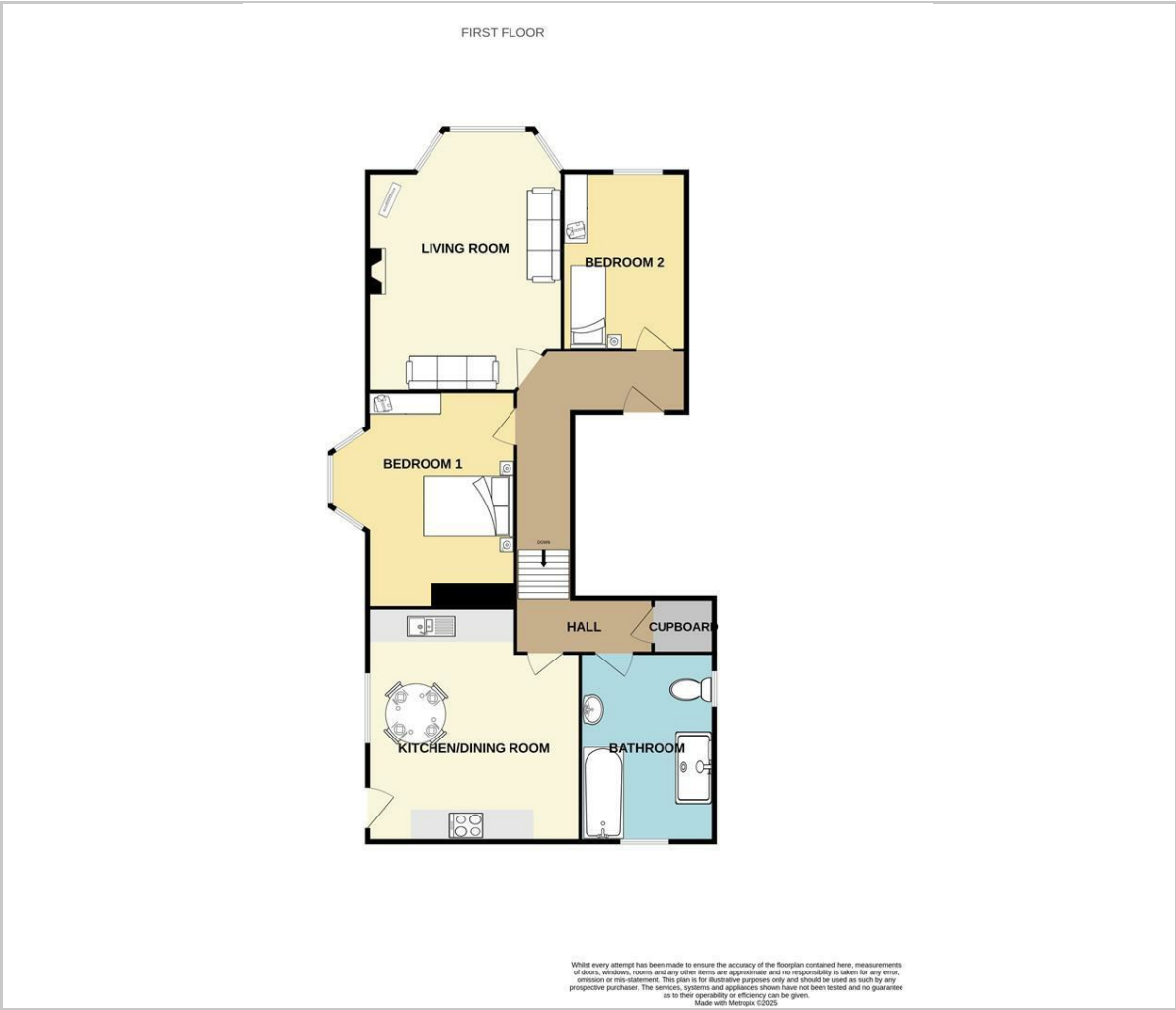
11'07 x 8'05 (3.53m x 2.57m)

Lease Information

We have been advised that the property is share of freehold and will have a new 999 year lease, service charge £1500 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



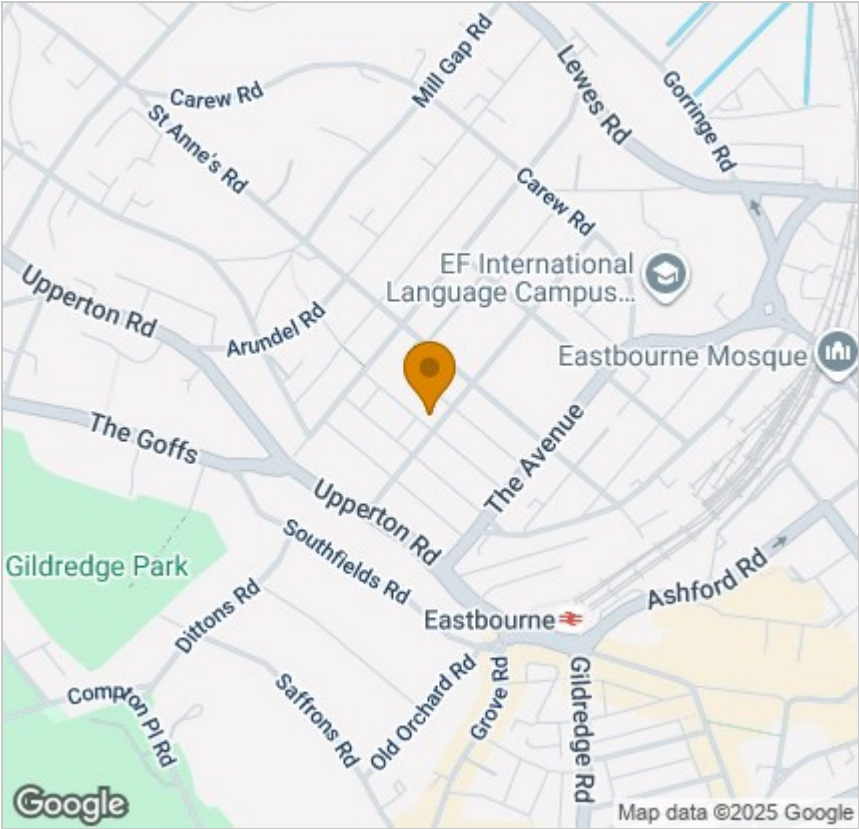
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

