



PHIL HALL
ESTATE AGENTS



36A Upperton Gardens
Eastbourne, BN21 2AQ

£230,000



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Phil Hall Estate Agents brings to the market Upperton Gardens, Eastbourne. Set within the highly desirable Upperton area of Eastbourne, this exceptionally well-presented two-bedroom split-level apartment offers a unique blend of character, modern convenience, and an enviable location. Occupying a part of a beautifully converted property, this home provides easy access to Eastbourne town centre, the mainline train station, and an array of local parks.

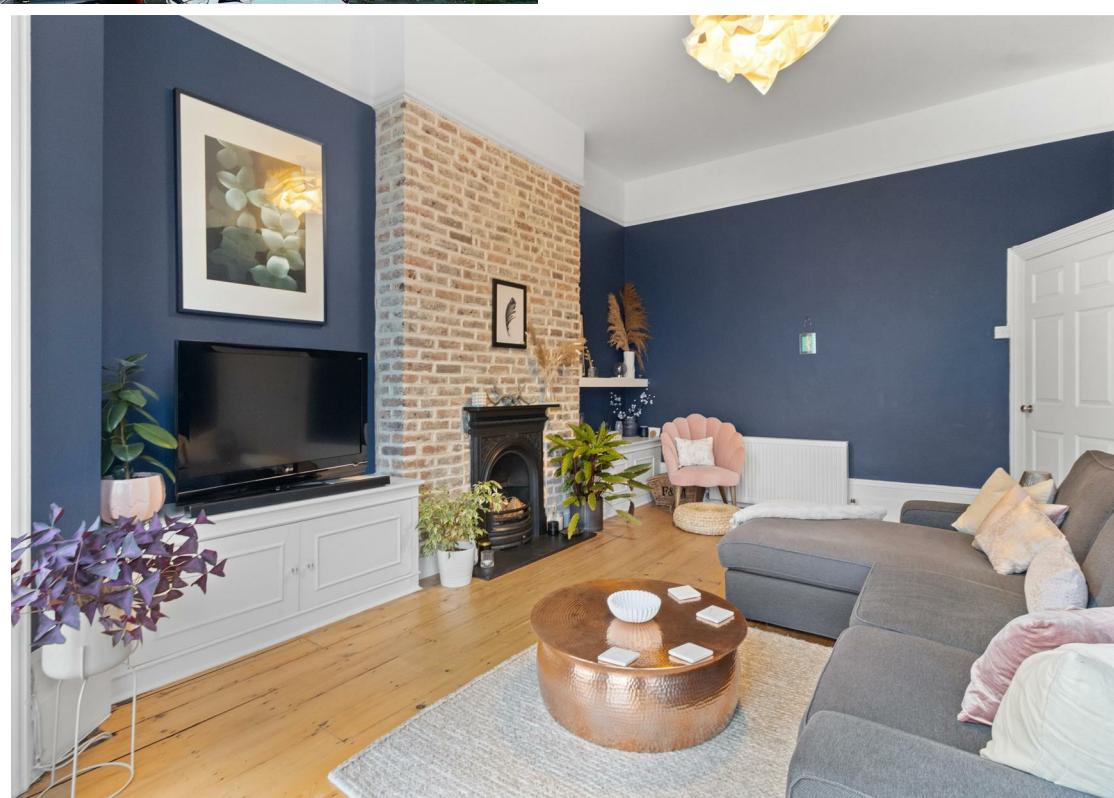
Upon entering the apartment, you are greeted by a hallway that connects to the kitchen/dining room and modern bathroom. A short flight of stairs ascends to the upper level, where the principal living spaces and bedrooms are located, creating a split-level design that maximises both space and natural light.

The front-facing living room is an inviting space featuring a large bay window that floods the room with natural light. High ceilings enhance the sense of space, while a striking feature fireplace with exposed brick surround provides a focal point, exuding character and warmth. This room offers a versatile space for relaxation and entertaining.

The kitchen/dining room is well-appointed with a range of wall-mounted and base units, complemented by work surfaces for practical cooking and preparation space. Integrated appliances include a modern oven and hob, washing machine, and dishwasher, with designated space for a fridge/freezer. Exposed brickwork on one wall adds a stylish touch of character, and a door provides access to the fire escape.

Bedroom one is a generous double, featuring a built-in wardrobe and ample space for additional furnishings, making it a comfortable master retreat. Bedroom two is a good-sized room, also front-facing and benefiting from high ceilings, ideal for use as a bedroom, home office, or guest room.

The bathroom is fitted with a panelled enclosed bath, low-level WC, and wash hand basin. Neutral finishes and contemporary fittings create a clean, fresh space for daily routines.





LOCATION, LOCATION, LOCATION
Upperton Gardens is situated in the highly regarded Upperton area of Eastbourne, a popular residential location known for its attractive period properties, quiet tree-lined streets and close proximity to the town centre. The area appeals to a wide range of residents, offering a balance of convenience, community and access to green spaces.

Eastbourne town centre is within comfortable walking distance, providing an extensive selection of shops, cafés, restaurants and leisure facilities, as well as the seafront and cultural attractions such as theatres and galleries. Eastbourne mainline train station is also easily accessible, offering regular services to London, Brighton and surrounding coastal towns, making the location particularly suitable for commuters.

Upperton is well served by a number of well-maintained parks and open spaces, ideal for walking, exercise and outdoor relaxation. The area also benefits from good local amenities, reputable schools nearby and easy access to major road links, including the A22 and A27, connecting to the wider Sussex area. Overall, Upperton Gardens offers a desirable lifestyle location combining urban convenience with green surroundings.

Entrance Hall
6'08 x 5'05 (2.03m x 1.65m)

Landing

Living Room
19'00 into bay x 12'07 (5.79m into bay x 3.84m)

Kitchen/Dining Room
13'11 x 9'03 (4.24m x 2.82m)

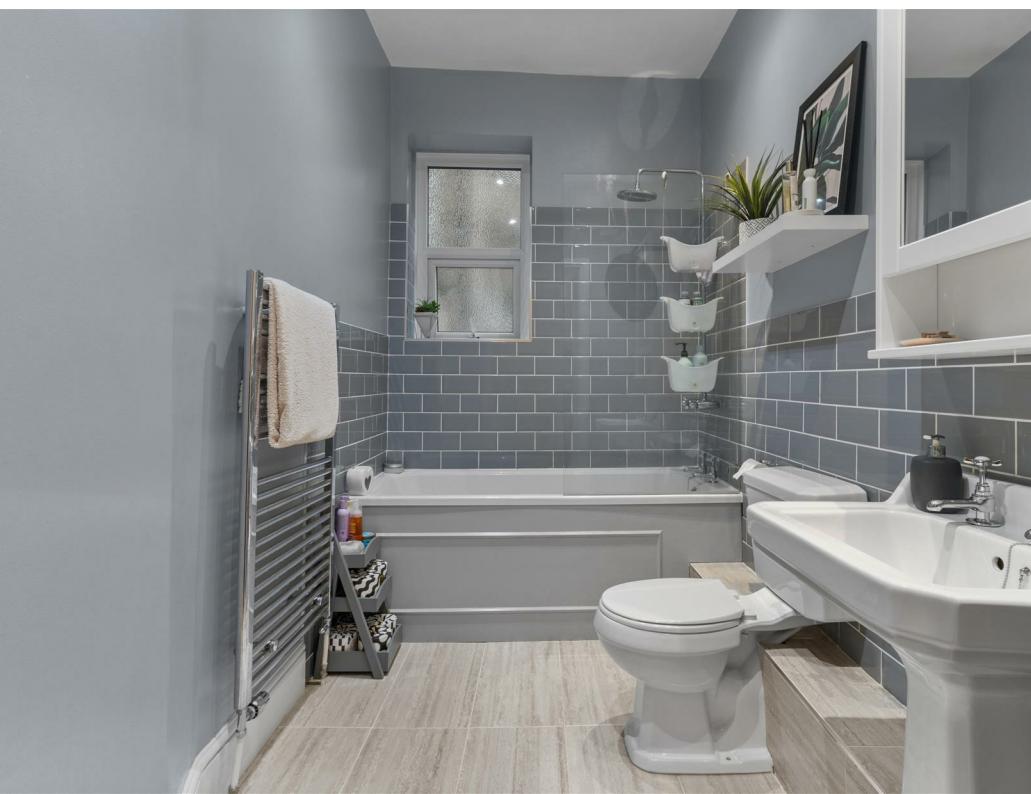
Bedroom One
15'09 x 10'11 max (4.80m x 3.33m max)

Bedroom Two
15'01 x 9'01 (4.60m x 2.77m)

Bathroom
8'07 x 5'07 (2.62m x 1.70m)

Lease Information
The property is leasehold with approximately 164 years remaining on the lease. We are advised that due to extensive works this years' service charge was £4,913, reflecting recent internal and external improvement carried out on the building. Prior to this increase, the 2023/24 service charge was £1,400 per annum, and the next review is scheduled for March 2026.

Please note that the agent has not seen the official documentation relating to the lease or charges, and prospective purchasers are strongly advised to seek verification from their solicitor or surveyor.



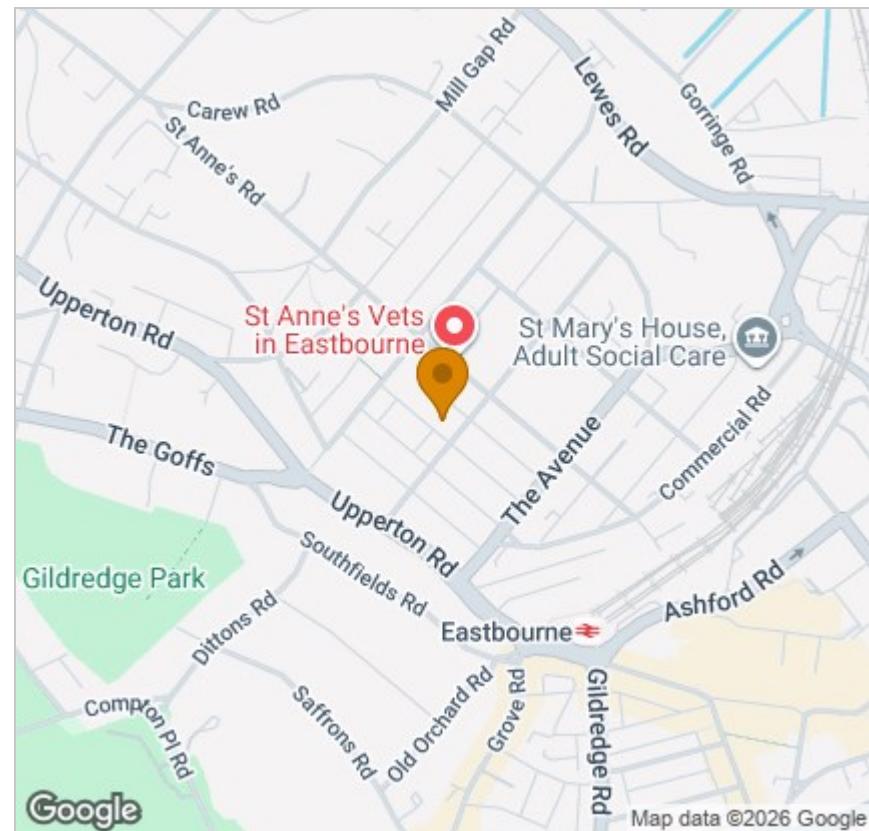
Floor Plan



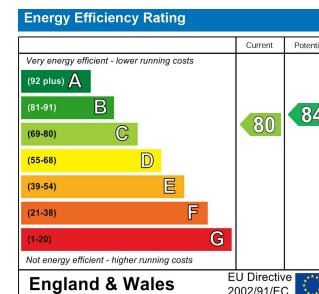
Viewing

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.

Area Map



Energy Efficiency Graph



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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