





welcome to

Sherborne Court Upperton Road, Eastbourne

Situated in the popular Upperton location, this property is within easy reach of many useful amenities to include parks, Eastbourne town centre with retail shopping centre and train station providing direct links to London and Brighton.

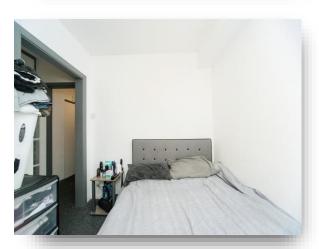












Communal Entrance

Lift to all floors. Entry phone system.

Entrance Hall

Entry phone system. Cupboard.

Lounge

12' 8" x 8' Plus (3.86m x 2.44m Plus) Double glazed window to the front aspect with views over looking the downs. Cupboards.

Kitchen

9' 2" x 5' 4" (2.79m x 1.63m)

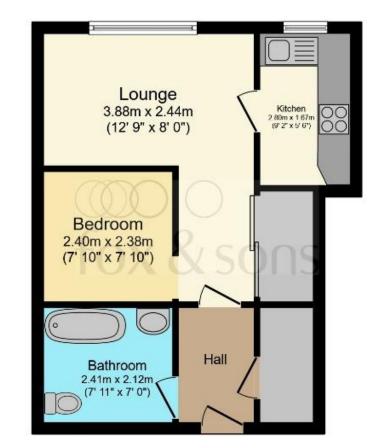
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for cooker. Double glazed window to the front with views over the downs.

Room

7' 9" x 7' 10" (2.36m x 2.39m)

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.



Total floor area 37.5 sq.m. (404 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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- STUDIO / ONE BEDROOM FLAT
- MODERN THROUGHOUT
- FIRST FLOOR WITH LIFT LEADING TO ALL FLOORS
- CLOSE TO TOWN CENTRE
- VIEWS OVER LOOKING THE DOWNS

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000 - £155,000







Gore Park Rd

St Mary's Rd

Lower Rd

Emmanuel Church

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN115810



Property Ref: EBN115810 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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