



**Upperton Road, Eastbourne BN21 1AG**





**welcome to**

**Upperton Road, Eastbourne**

A very well-presented one bedroom flat in a sought after block on the outskirts of town offering light & modern accommodation throughout comprising of; lounge/kitchen, bedroom, shower room and secure underground parking space.



## Communal Entrance Hall

Lift to all floors.

## Entrance Hall

Entry phone system. Airing cupboard with space and plumbing for washing machine. Electric fire place. Coat cupboard.

## Lounge / Kitchen

15' max x 12' max ( 4.57m max x 3.66m max )

### Lounge

Double glazed window to the side aspect. Electric radiator. Views across the Downs.

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Integral fridge / freezer and dish washer. Shelving.

## Bedroom

11' 2" into recess x 9' plus recess ( 3.40m into recess x 2.74m plus recess )

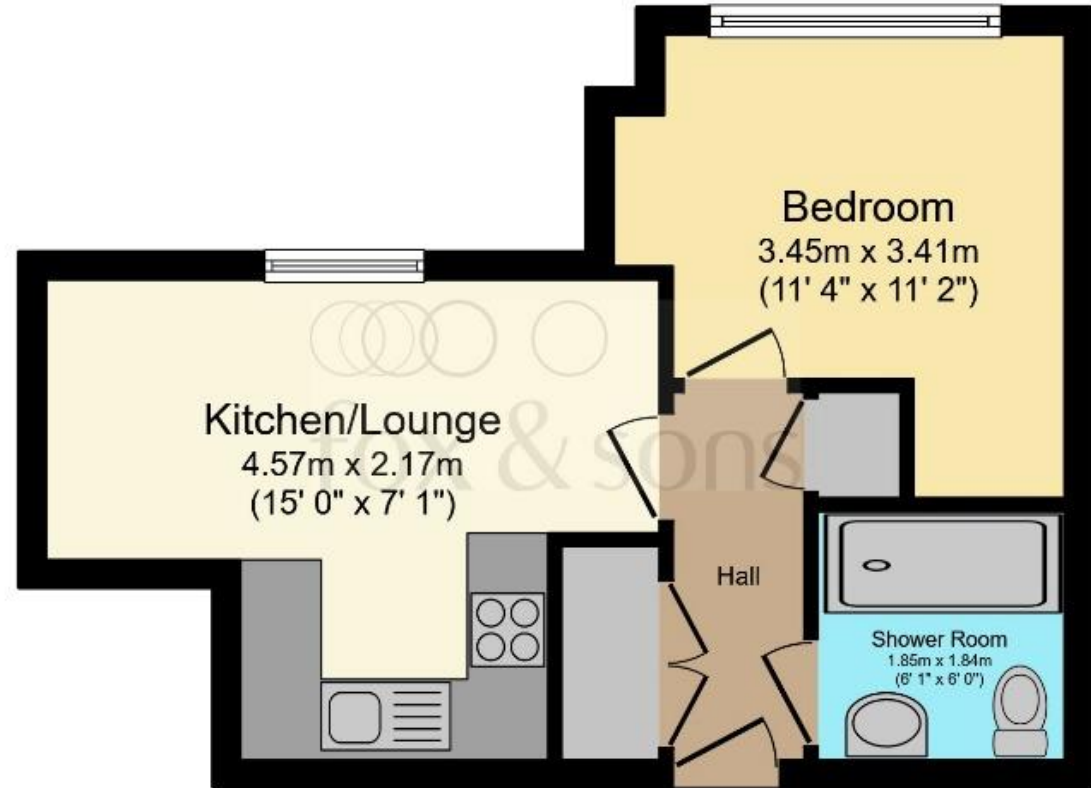
Double glazed window to the side aspect. Electric radiator. Views across the Downs. Built in wardrobe.

## Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Extractor fan.

## Parking

Allocated underground parking space.



Total floor area 30.9 m<sup>2</sup> (332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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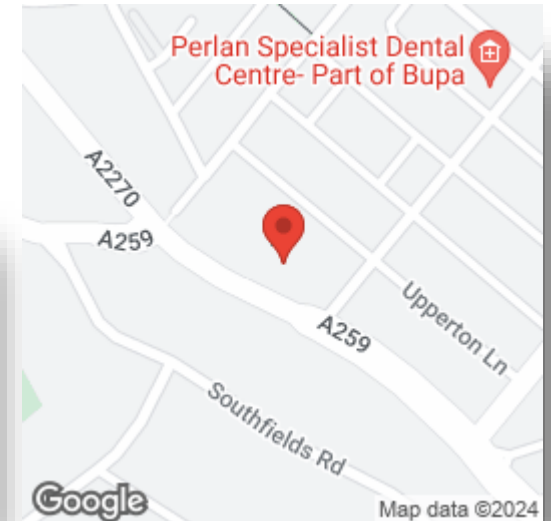
## Upperton Road, Eastbourne

- PURPOSE BUILT FLAT
- ONE BEDROOM
- ALLOCATED UNDERGROUND PARKING SPACE
- TOWN CENTRE/UPPERTON LOCATION
- CLOSE TO TRAIN STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000



Please note the marker reflects the postcode not the actual property

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