



Upper Avenue, Eastbourne BN21 3UY



welcome to

Upper Avenue, Eastbourne

A generous three bedroom top floor apartment located within a beautiful block in the highly favourable Upperton location, having light & spacious accommodation throughout alongside communal gardens and private allocated parking space. Enquire today to find out more!



Communal Entrance Porch

Stairs leading to all floors.

Entrance Hall

Stairs leading to upper hall with entry phone system.

Lounge

12' 5" max x 13' 10" (3.78m max x 4.22m)

Window to the front aspect. Cupboard containing boiler. Restricted head height. Open fire place. Storage. Shelving. Radiator.

Kitchen

11' 3" x 10' 3" (3.43m x 3.12m)

A range of wall and base units with solid wood work top over incorporating a sink and drainer unit. Space and plumbing for washing machine. Double electric oven with gas hob. Integral fridge. Double glazed window to the side aspect. Double glazed door to the side aspect leading to the fire escape which takes you to the communal gardens.

Bedroom 1

17' 11" max x 12' 7" (5.46m max x 3.84m)

Window to the front aspect. Sea views. Restricted head height. Radiator.

Bedroom 2

14' 9" x 16' 10" (4.50m x 5.13m)

Window to the side aspect. Restricted head height. Radiator.

Bedroom 3

9' 1" x 6' 3" (2.77m x 1.91m)

Window to the front aspect. Loft access. Radiator.

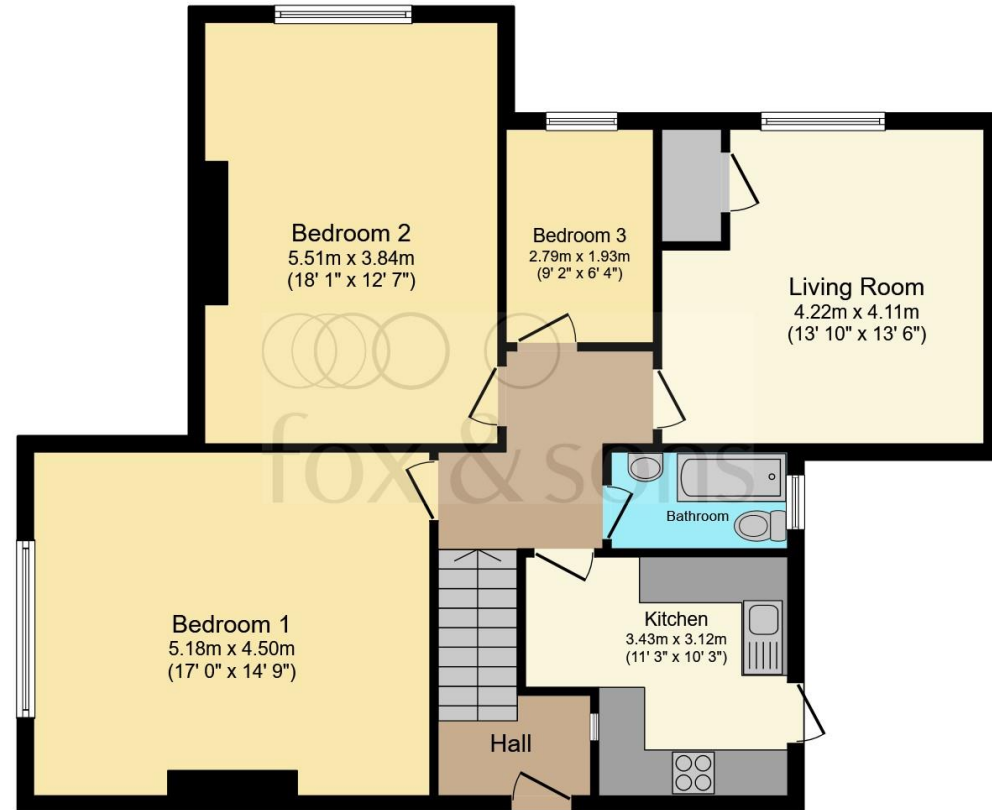
Bathroom

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

Off Road Parking

Allocated parking space.

Communal Gardens



Total floor area 92.3 m² (994 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



view this property online fox-and-sons.co.uk/Property/EBN118945



welcome to

Upper Avenue, Eastbourne

- CONVERTED FLAT
- TOP FLOOR
- THREE BEDROOMS
- LIGHT & SPACIOUS
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118945



Property Ref:
EBN118945 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01233 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk