



Upperton Gardens, Eastbourne, BN21 2AH

welcome to

Upperton Gardens, Eastbourne

A two bedroom converted flat located within the highly popular Upperton location, moments away from Eastbourne town centre. Comprising of; living room with bay window, two bedrooms, kitchen, shower room and garage. Being sold with no onward chain.



Entrance Porch

Lounge

18' 1" max x 14' max (5.51m max x 4.27m max)
Bay window to the side aspect. Radiator.

Kitchen

11' max x 6' 1" (3.35m max x 1.85m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Space for fridge / freezer. Space and plumbing for dish washer. Window to the rear aspect.

Bedroom 1

10' 1" x 9' 1" (3.07m x 2.77m)
Window to the side aspect. Radiator.

Bedroom 2

11' x 6' 1" (3.35m x 1.85m)
Window to the side aspect. Radiator.

Shower Room

Comprising a walk in shower cubicle with rainfall over head shower attachment. Shaver point. Low level W.C. Wash hand basin.

Garage



Total floor area 51.4 m² (554 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/EBN119130



welcome to

Upperton Gardens, Eastbourne

- CONVERTED FLAT
- TWO BEDROOMS
- UPPERTON LOCATION
- CHAIN FREE
- CLOSE TO TOWN CENTRE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119130



Property Ref:
EBN119130 - 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.

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



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk