



Sherborne Court Upperton Road, Eastbourne BN21 1LU

welcome to

Sherborne Court Upperton Road, Eastbourne

Fox & Sons are delighted to present to market this spacious one bedroom apartment located in the desirable Upperton area of Eastbourne. Enjoying spectacular far reaching views from the fourth floor of this popular purpose built development, the apartment benefits from a passenger lift and parking.



Entrance Hall

Storage cupboards.

Lounge

18' 1" x 11' 8" (5.51m x 3.56m)

Double glazed window to the rear and side aspect.

Electric radiator. Storage cupboard.

Kitchen

8' x 5' 10" (2.44m x 1.78m)

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. Electric

eye level oven and hob with cooker hood above.

Space for fridge / freezer. Microwave. Double glazed window to the rear aspect.

Bedroom

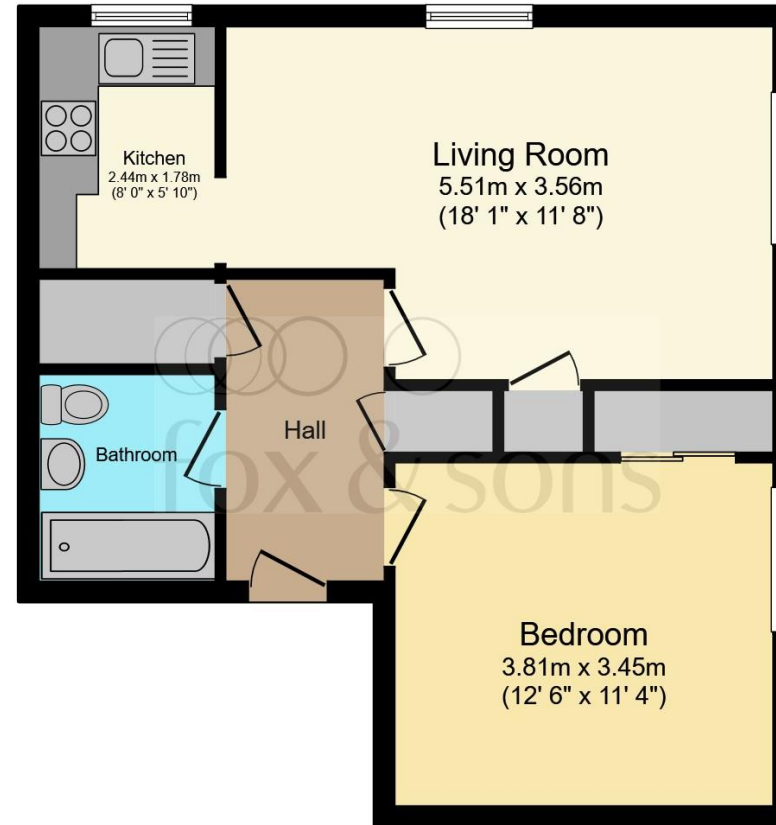
12' 6" x 11' 4" (3.81m x 3.45m)

Double glazed window to the side aspect. Electric

radiator. Built in wardrobe.

Bathroom

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



Total floor area 49.8 m² (536 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



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Sherborne Court Upperton Road, Eastbourne

- ONE BEDROOM APARTMENT
- FOURTH FLOOR
- PURPOSE BUILT
- PASSENGER LIFT
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 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

£160,000 - £180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN119368 - 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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