



South View Upperton Road, Eastbourne BN21 1LG

welcome to

South View Upperton Road, Eastbourne

Fox & Sons are delighted to present to market this studio ground floor apartment enjoying glimpses of the South Downs. Offered to the market with NO ONWARD CHAIN.



Communal Entrance Hall

Lift and stairs to all floors.

Entrance Hall

Storage cupboard. Window and door leading to:

Lounge / Bedroom

14' 9" x 13' 1" (4.50m x 3.99m)

Window to the front aspect. Radiator.

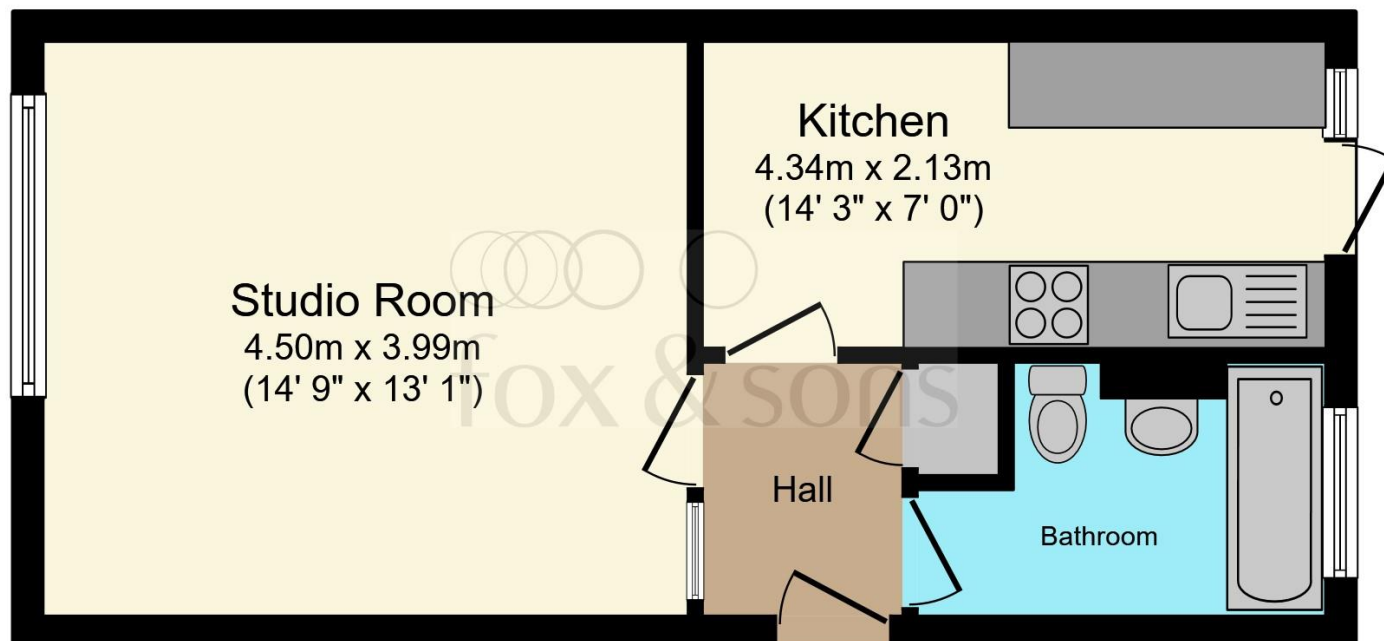
Kitchen

14' 3" x 7' (4.34m x 2.13m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Oven and hob. Space for dish washer and fridge / freezer. Partly tiled throughout. Door leading to rear garden. Window to the rear aspect.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Tiled throughout. Window to the side aspect.



Total floor area 35.8 m² (385 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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South View Upperton Road, Eastbourne

- STUDIO APARTMENT
- GROUND FLOOR
- UPPERTON LOCATION
- WELL PRESENTED THROUGHOUT
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 90 years from 25 Mar 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118974 - 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.


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