





## welcome to

# **South View Upperton Road, Eastbourne**

An extremely well presented 9th floor apartment enjoying breathtaking panoramic views across Eastbourne and the South Downs. Benefiting from a GARAGE, private sun balcony and walking distance to the town centre.













#### **Communal Entrance**

Lift and stairs to 9th floor.

#### **Entrance Hall**

Entry phone system. Airing cupboard.

## Lounge

13' 1" max x 15' (3.99m max x 4.57m)

Double glazed window and door to the front aspect leading to balcony. Electric radiator. Beautiful views across town and Eastbourne seafront.

#### Kitchen

13' 11" x 6' 10" ( 4.24m x 2.08m )

A range of wall and base units with solid wood work top over incorporating a stainless steel sink and drainer unit. Electric oven with induction hob and cooker hood above. Integral fridge freezer . Space and plumbing for washing machine. Double glazed window to the rear aspect.

#### **Bedroom**

13' 10" x 12' 1" ( 4.22m x 3.68m )

Double glazed window to the front aspect. Electric radiator. Beautiful views across Old Town.

#### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Heated towel rail. Wash hand basin. Double glazed window to the rear aspect.

## **Parking**

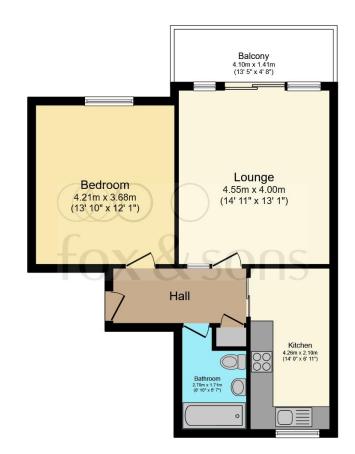
Residents off street parking.

## Garage

Up and over door. Lighting.

## **Store Room**

Lock up private store room.



Total floor area 54.2 m² (584 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





## welcome to

# South View Upperton Road, Eastbourne

- ONE BEDROOM FLAT
- 9TH FLOOR
- WELL PRESENTED THROUGHOUT
- VIEWS ACROSS EASTBOURNE AND THE SOUTH DOWNS
- GARAGE AND STORAGE ROOM

## Tenure: Leasehold EPC Rating: E

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.

offers over

£180,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119537



Property Ref: EBN119537 - 0003 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.

Cumbria House,





fox & sons

Eastbourne@fox-and-sons.co.uk



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

fox-and-sons.co.uk

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.