



Lullington House Upperton Road, Eastbourne BN21 1LJ

welcome to

Lullington House Upperton Road,Eastbourne

A spacious three bedroom first floor apartment forming part of this purpose built development in the sought after Upperton area of Eastbourne. Offered to the market CHAIN FREE, the apartment benefits from a private balcony and garage in bloc.



Communal Entrance Entrance Hall

Storage cupboards.

Lounge

16' 5" x 12' 1" (5.00m x 3.68m)

Double glazed door and windows to the front aspect leading to balcony.

Kitchen

8' 1" x 7' 1" (2.46m x 2.16m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space for fridge / freezer. Space for dish washer. Double glazed window to the side aspect.

Utility Room

9' 1" x 4' 11" (2.77m x 1.50m)

Double glazed window to the side aspect. Space and plumbing for washing machine.

Bedroom 1

16' x 11' 3" (4.88m x 3.43m)

Double glazed window to the front aspect. Radiator.

Bedroom 2

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed window to the side aspect. Radiator.

Bedroom 3

9' 1" x 5' 7" (2.77m x 1.70m)

Double glazed window to the side aspect. Radiator.

Bathroom

Comprising a bath with over head shower rainfall attachment. Low level W.C. Wash hand basin. Double glazed window to the side aspect.

Private Balcony

Laid with artificial grass.

Parking

Residents parking.



Total floor area 79.2 m² (852 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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Lullington House Upperton Road, Eastbourne

- THREE BEDROOM FIRST FLOOR FLAT
- CHAIN FREE
- MODERN BATHROOM
- PRIVATE BALCONY
- GARAGE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 167 years from 19 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000 - £270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN118788 - 0003

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