

Lullington House Upperton Road, Eastbourne BN21 1LJ

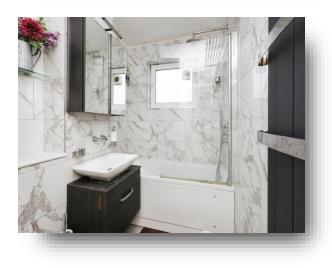


welcome to

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" ($2.77m \times 1.50m$) 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**

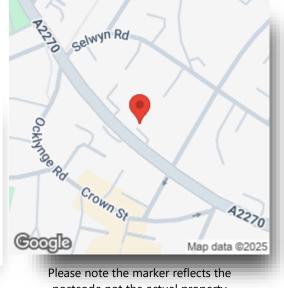


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Property Ref: EBN118788 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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postcode not the actual property

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