


property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG

Date: 03 May 2025

Property Ref and Version: EBN119941 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

T 01323 410911 **E** Eastbourne@fox-and-sons.co.uk

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG

Date: 03 May 2025

Property Ref and Version: EBN119941 - 0001

>> **price**

guide price £165,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020.

>> **key features**

- > ONE BEDROOM
- > PURPOSE BUILT FLAT
- > SECOND FLOOR
- > ALLOCATED PARKING SPACE
- > TOWN CENTRE / UPPERTON LOCATION
- > CLOSE TO TRAIN STATION
- > PERFECT FOR FIRST TIME BUYERS
- > EPC Rating: D

>> **short description**

A very well-presented one bedroom flat in a sought after block on the outskirts of town offering light & modern accommodation throughout comprising of; lounge/kitchen, bedroom, bathroom and secure allocated parking space

>> **long description**

Fox & Sons are delighted to present to the market this beautifully presented one bedroom purpose built flat. Situated within the town centre location, this property falls conveniently located close to a wealth of different amenities such as; 'The Beacon' shopping centre which is ever-growing and offers numerous retail outlets such as shops, cafes, restaurants, jewelers, cinema, sports bar, sports facility, barbers, salons and more. You can also find theatres, 'Towner art gallery', famous Devonshire Park tennis courts which host televised tennis competitions, Eastbourne's award winning seafront with annual 'Airbourne' air shows, Eastbourne Pier, hotels, train station with direct links to London, Brighton and more plus frequent bus routes. The property is modern throughout and comprises of; lounge/kitchen, one bedroom, bathroom and allocated parking space.

>> **directions**

Your Fox & Sons office: 19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

T 01323 410911 **E** Eastbourne@fox-and-sons.co.uk

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG
Date: 03 May 2025 **Property Ref and Version:** EBN119941 - 0001

>> **Agent Note**

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG

Date: 03 May 2025

Property Ref and Version: EBN119941 - 0001

>> room description

Communal Entrance

Lift to second floor.

Entrance Hall

Entry phone system. Airing cupboard with space and plumbing for washing machine. Cupboards.

Open Plan Lounge / Kitchen

15' 3" max x 11' 2" max (4.65m max x 3.40m max)

Lounge

Double glazed window to the side and rear aspect. Electric radiator.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral fridge / freezer and dish washer. Electric oven and hob with extracor fan above.

Bedroom

9' 3" x 9' plus recess (2.82m x 2.74m plus recess)

Double glazed window to the side aspect. Electric radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point.

Parking

Allocated parking space to rear.

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG
Date: 03 May 2025 **Property Ref and Version:** EBN119941 - 0001

>> **room description**

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG
Date: 03 May 2025 **Property Ref and Version:** EBN119941 - 0001

>> **room description**

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG

Date: 03 May 2025

Property Ref and Version: EBN119941 - 0001

>> **property images**



Your Fox & Sons office: 19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

T 01323 410911 **E** Eastbourne@fox-and-sons.co.uk

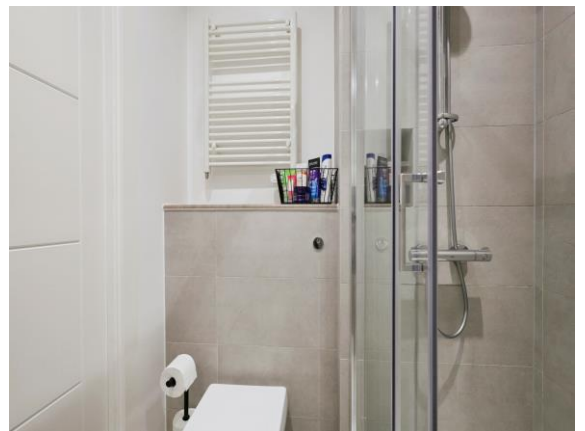
property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG

Date: 03 May 2025

Property Ref and Version: EBN119941 - 0001

>> **property images**



Your Fox & Sons office: 19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

T 01323 410911 **E** Eastbourne@fox-and-sons.co.uk

property details **approval form**

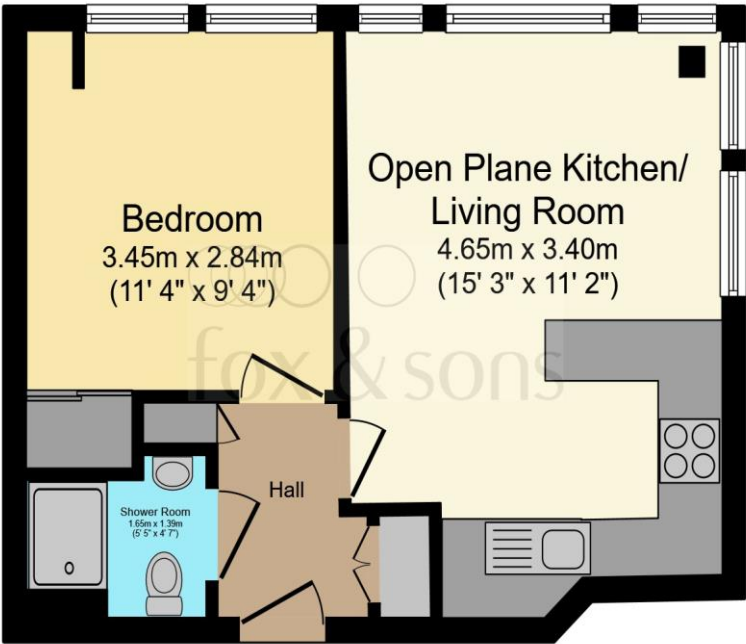
Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG
Date: 03 May 2025 **Property Ref and Version:** EBN119941 - 0001

> > property images

property details **approval form**

Apartment 25 20 Upperton Road, Eastbourne, East Sussex, England, BN21 1AG
Date: 03 May 2025 **Property Ref and Version:** EBN119941 - 0001

>> floor plan



Total floor area 31.4 m² (338 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

>> approval

	Signature	Date
Travis Hammatt		
Mr & Miss J.&.D. Austin & Hadden-Eccles		