



**Upperton Road, Eastbourne BN21 1AG**



**welcome to**

## **Upperton Road, Eastbourne**

A very well-presented chain free 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



### 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 extractor fan above.

### Bedroom

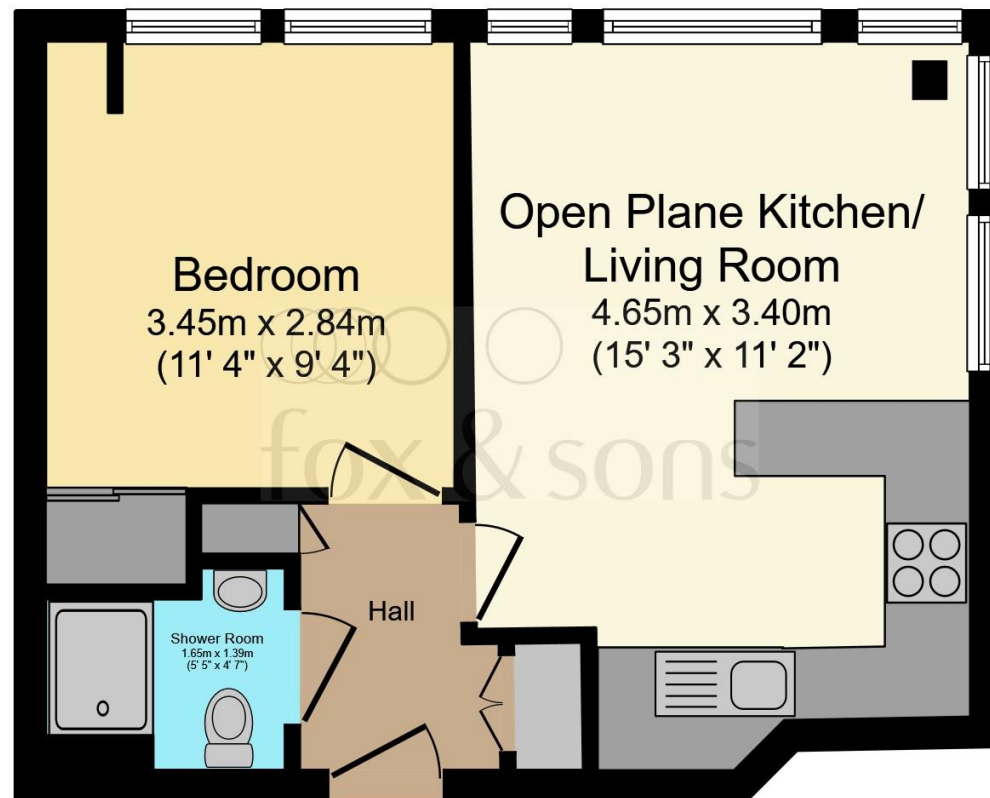
9' 3" x 9' plus recess ( 2.82m x 2.74m plus recess )  
Double glazed window to the side aspect. Electric radiator.

### 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.



Total floor area 31.4 m<sup>2</sup> (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](http://www.focalagent.com)



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## Upperton Road, Eastbourne

- ONE BEDROOM
- PURPOSE BUILT FLAT
- SECOND FLOOR
- ALLOCATED PARKING SPACE
- TOWN CENTRE / UPPERTON LOCATION

Tenure: Leasehold EPC Rating: D

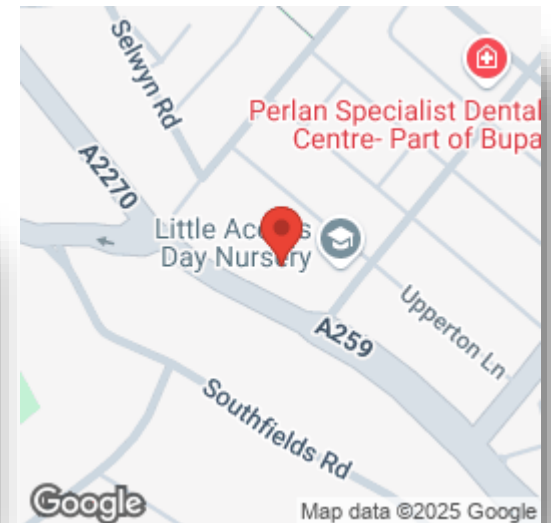
Council Tax Band: A Service Charge: 1687.79

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119941 - 0004

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