



OAKFIELD



Upperton Road, Eastbourne, BN21 1AG

Price Guide £210,000





## Upperton Road, Eastbourne, BN21 1AG

GUIDE PRICE: £210,000 - £220,000

Set in the heart of Eastbourne, on Upperton Road, this well converted building offers a delightful living experience in a vibrant town centre location. This two-bedroom residence, constructed in 2020, is perfect for those seeking a modern and well-designed home.

The property boasts a thoughtful layout that maximises space and light, creating an inviting atmosphere throughout. With its contemporary finishes and stylish features, it is ideal for both first-time buyers and those looking to downsize without compromising on comfort or convenience. The property also benefits from having secure, underground parking which is a must in a town centre location.

Being situated in the town centre means that residents will enjoy easy access to a wide range of local amenities, including shops, cafes, and recreational facilities. The proximity to public transport links further enhances the appeal, making commuting and exploring the surrounding areas a breeze.

This property is a fantastic opportunity for anyone looking to embrace a modern lifestyle in a prime location. With its recent construction and well-planned design, it promises to be a wonderful place to call home. Don't miss the chance to view this exceptional property and experience all that it has to offer.







## Kitchen/Dining/Living Room

21'2" x 18'1" (6.46 x 5.52)

## Bedroom One

11'3" x 10'3" (3.44 x 3.13)

## Bedroom Two

14'0" x 6'6" (4.27 x 1.99)

## Bathroom

9'4" x 6'2" (2.87 x 1.90)

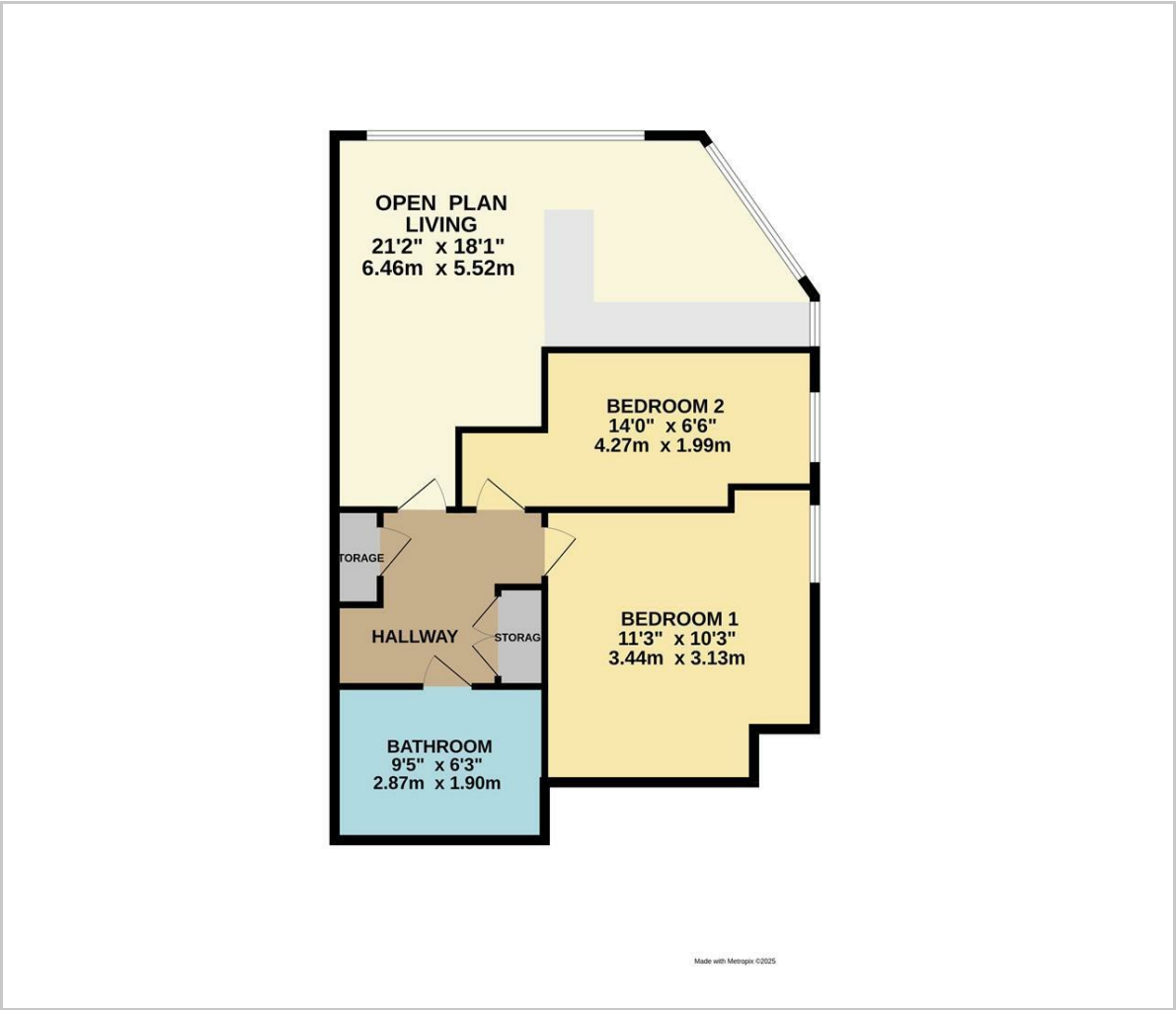
## Council Tax Band B

## Lease Information

The seller advises that the property is offered as a leasehold and has approximately 120 years remaining on the lease. The service charge is approximately £2,679 per annum and a ground rent of £250.00. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan

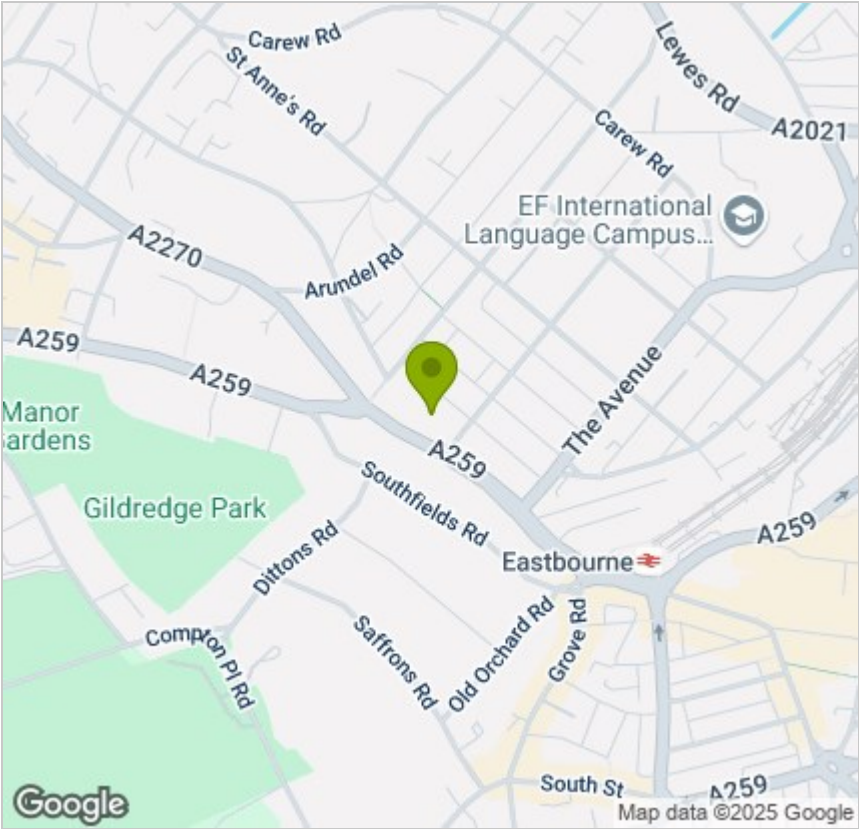


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

