



OAKFIELD



Upperton Road, Eastbourne BN21 1LR

By Auction £70,000





## Upperton Road, Eastbourne BN21 1LR

Located on Upperton Road in the charming seaside town of Eastbourne, this first-floor flat presents a wonderful opportunity for those looking to create their ideal living space. With one reception room, one bedroom, and one bathroom, this property is perfect for individuals or couples seeking a cosy retreat.

The flat is situated within a purpose-built block, offering a sense of community and security. While the property is in need of redecoration and modernisation throughout, this allows for the new owner to personalise the space to their taste and style. The potential to transform this flat into a contemporary haven is truly exciting.

One of the standout features of this property is the private balcony, providing a delightful outdoor space to enjoy the fresh air and sunshine.

The location is another significant advantage, as it is conveniently positioned near local amenities and the beautiful Eastbourne seafront. Residents can enjoy easy access to shops, cafes, and recreational areas, making it an ideal spot for both relaxation and socialising.

In summary, this first-floor flat on Upperton Road offers a fantastic opportunity for those willing to invest in a property that requires TLC. With its good location, private balcony, and potential for modernisation, this flat is a promising choice for anyone looking to make their mark in Eastbourne.







#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

#### Living Room

15'10" x 12'11" (4.84 x 3.94)

#### Kitchen

8'8" x 6'11" (2.65 x 2.13)

#### Bedroom

12'11" x 11'10" (3.95 x 3.63)

#### Bathroom

9'4" x 5'6" (2.86 x 1.68)

#### Council Tax Band - B

#### Lease information

The seller advises that the property is offered as a leasehold and has approximately 38 years remaining on the lease. This can be renewed for approximately £43,000. The service charge is approximately £644.00 per quarter. 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

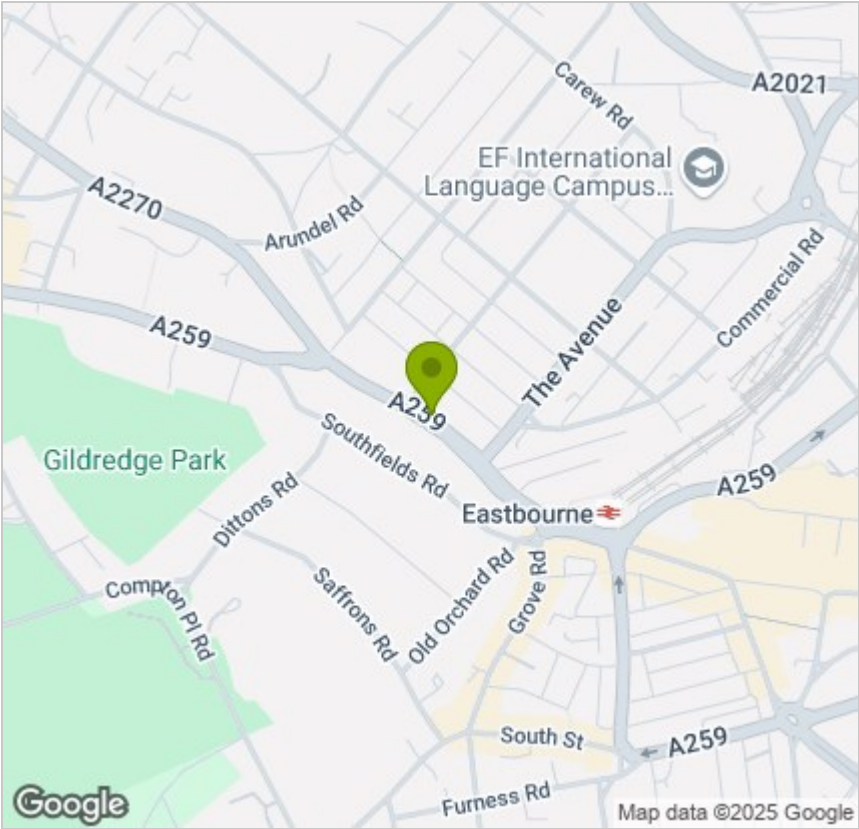


Viewing

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

