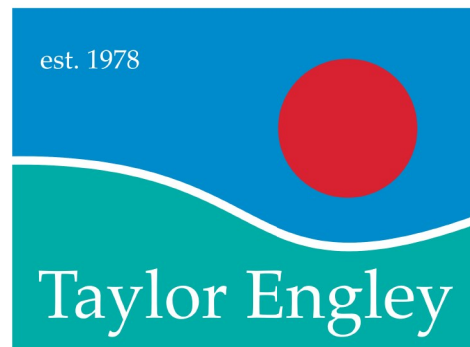


Valuers, Land & Estate Agents
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Flat 5, Malcolm Court 27, Lewes Road, Upperton, Eastbourne, East Sussex, BN21 2BU
Chain Free £179,950 Leasehold

An opportunity has arisen to acquire this **SPACIOUS TWO DOUBLE BEDROOMED TOP (SECOND) FLOOR APARTMENT**, located in the favoured Upperton area of Eastbourne. The property benefits from two double bedrooms, sun balcony, partial night storage heating, sealed unit double glazing and although requiring some modernisation/refurbishment this property has been listed at a competitive price. It is also noted that the property has a garage. EPC=E.



The property is conveniently located within close proximity to local shopping facilities and is within easy walking distance of Eastbourne's town centre with regular bus services passing close by. Eastbourne's mainline railway station, theatres and seafront is approximately half a mile distant.

*** COMMUNAL FRONT DOOR * STAIRS TO ALL FLOORS * TOP (SECOND) FLOOR LANDING * ENTRANCE HALL * SPACIOUS LOUNGE/DINING ROOM * BALCONY * KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM/WC * GARAGE * FAVOURED UPPERTON LOCATION * CHAIN FREE ***



The accommodation

Comprises:

Communal front door with security entry phone system opening to:

Communal Entrance Hall

Stairs rising to:

Second (Top) Floor Landing

Private front door opening to:

Entrance Hall

Security entry phone receiver, night storage heater, cupboard housing electric meter, airing cupboard housing copper lagged tank, immersion switch and slatted shelving, hatch to loft.

Living/Dining Room

15'1 x 13'6 (4.60m x 4.11m)

(13'6 narrowing 11'6)

Upvc window to front, night storage heater, coved ceiling, door opening to:

Sun Balcony

9' x 3'3 (2.74m x 0.99m)

Far reaching southerly views towards the South Downs.

Kitchen

10'11 x 8'2 (3.33m x 2.49m)

Upvc window to rear with far reaching views, range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, four burner electric hob with oven below, extractor above, part tiled wall, space and plumbing for washing machine, space for fridge freezer, shelved pantry.

Bedroom 1

12'8 x 12' (3.86m x 3.66m)

Double glazed French doors opening to sun balcony with adjacent windows, coved ceiling.

Bedroom 2

12' x 11' max (3.66m x 3.35m max)

Upvc windows to rear with far reaching views, coved ceiling.

Bathroom

6'8 x 5'10 (2.03m x 1.78m)

Comprising corner bath, pedestal wash hand basin, low level wc, half tiled walls, wall mounted Dimplex heater.

Garage

The garage is the second one in of six, from the left.

N.B

We have been advised by the vendor of the following: Managing agents are Wildheart Managing agents local office in Sovereign Harbour main office Epsom Length of lease is 999 years from 12th May 1964. Maintenance charges are £562.79 per quarter. Ground rent £50 per annum. These collective charges are for the period starting 26 June 2025 until 25 September 2025

(All details concerning the terms of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,879.46 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

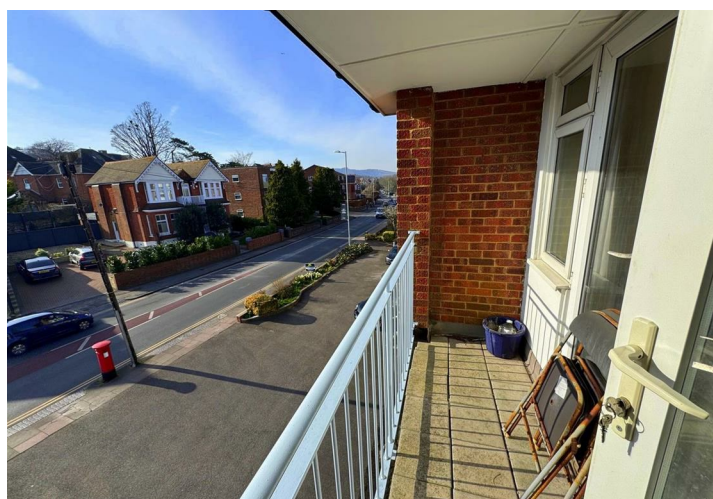
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

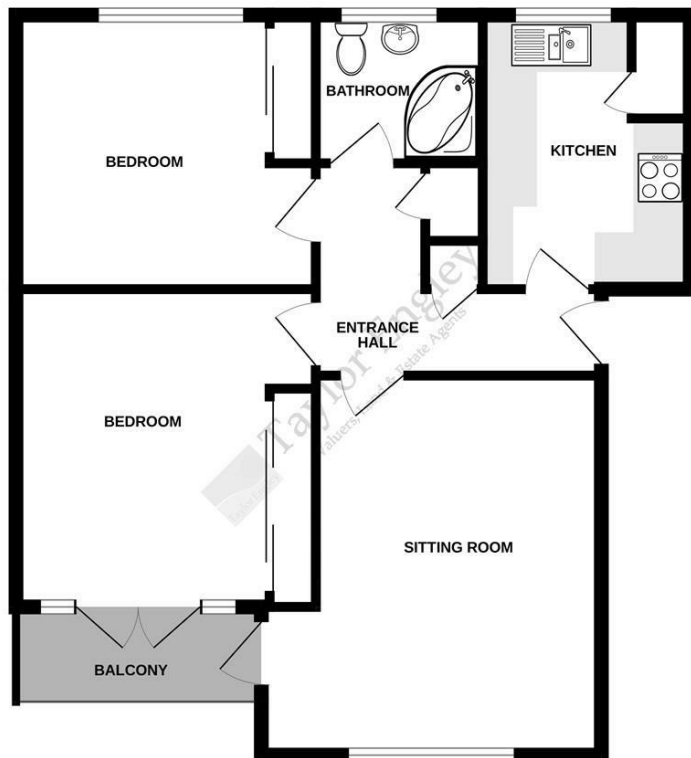
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLY.

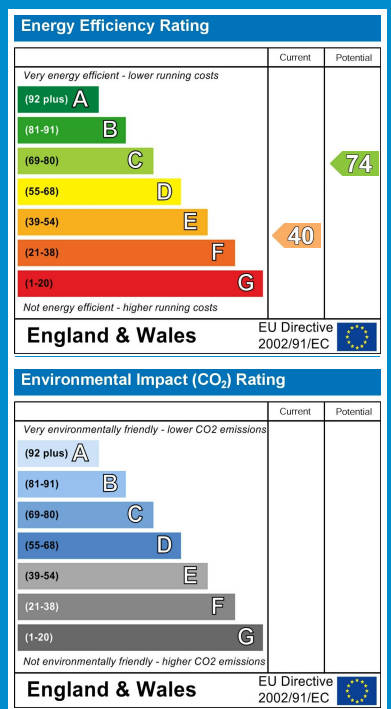


2ND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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