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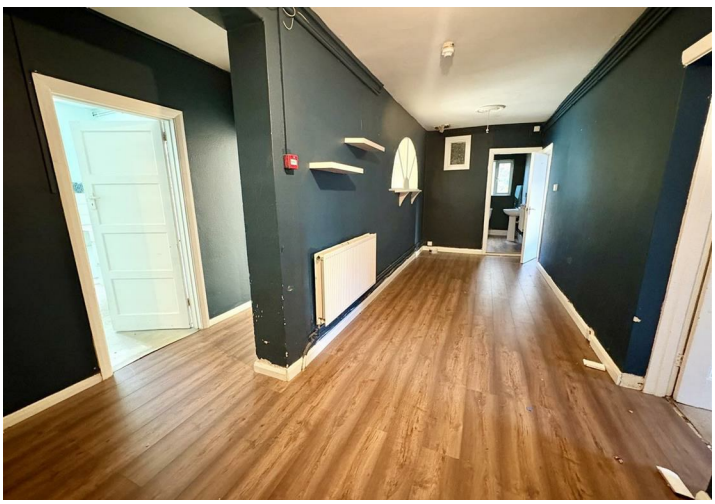
Flat 1 Pembroke House, 8-10 Upperton Road, Eastbourne, BN21 1EN
Price £145,000 Leasehold

**** CHAIN FREE ** Taylor Engley are pleased to bring to the market, this exceptionally spacious two bedroom ground floor flat. Although the property is in need of modernisation, it is being offered with a new 999 YEAR LEASE. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = C**

*** PRIVATE ENTRANCE * LIVING ROOM * KITCHEN * DINING HALL * TWO BEDROOMS * BATHROOM ***

The flat is located in the Upperton area of Eastbourne, being within walking distance to the train station and town centre amenities.



PRIVATE ENTRANCE VESTIBULE
Glow-Worm wall mounted gas boiler, double glazed window to side, door to:

LIVING ROOM
19'8 in to bay x 15'11 (5.99m in to bay x 4.85m)
Double glazed bay window to front, two radiators, tiled fireplace surround, feature half circular window to the dining hall.

KITCHEN
11'11 x 10'3" (3.63m x 3.12m)
Fitted with a range of white fronted cupboards and drawers, worksurfaces, sink unit, double glazed window to front, UPVC door to front, space for appliances.

DINING HALL
23'3 x 7'2 (7.09m x 2.18m)
Radiator, built-in cupboard, feature half circular window to the living room.

BEDROOM ONE
15'8 x x15'9 (4.78m x x4.80m)
Two double glazed windows with outlook to rear, radiator, tiled fireplace surround.

BEDROOM TWO
15'9 x 9'9 (4.80m x 2.97m)
Double glazed window to rear, radiator.

BATHROOM
White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, double glazed window to side, built-in cupboard.

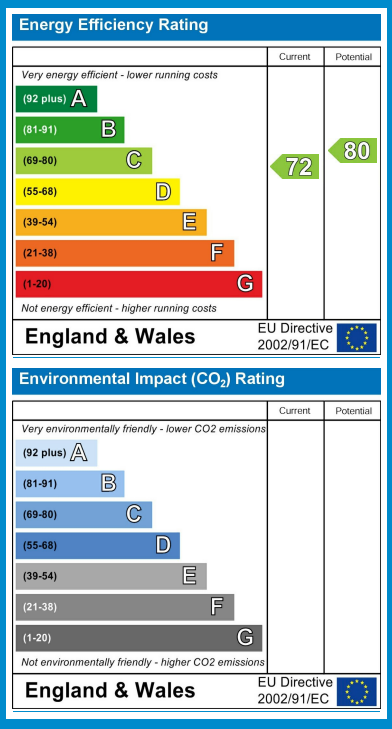
GROUND RENT, LEASE AND SERVICE CHARGE INFORMATION
We have been advised that the flat will come with a new 999 year lease, no ground rent will be payable. The quarterly service charge due for the period 1st of April to the 30th of June 2025 is £519.69. (All details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band B.

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 ENGLEY.



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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