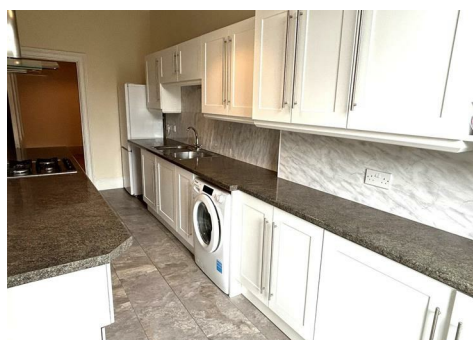
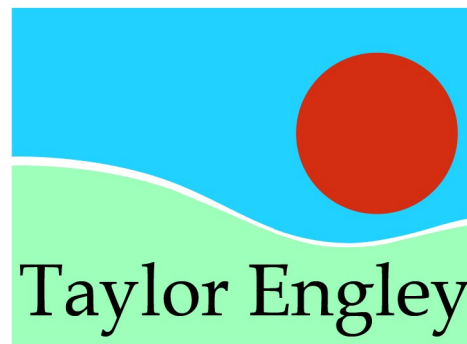


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**Flat 2 13, Hartfield Road, Upperton, Eastbourne, East Sussex, BN21 2AP**  
**Guide Price £213,000 Leasehold**

an exciting opportunity has arisen to acquire this **DECEPTIVELY SPACIOUS THREE BEDROOMED FIRST FLOOR APARTMENT**. located in the popular Upperton area of Eastbourne. The property has many original features retained and offers deceptively spacious accommodation including living room with feature fireplace, fitted kitchen, three bedrooms, newly fitted bathroom, southerly facing balcony.  
**EPC=D**





**The property is conveniently located being approximately half a mile distance from Eastbourne's town centre, which offers a comprehensive range of shopping facilities, bus services and mainline railway station.**

**\* CHAIN FREE \* DECEPTIVELY SPACIOUS \* THREE BEDROOMS \* PERIOD FEATURES \* FITTED KITCHEN \* RE-FITTED BATHROOM \* SOUTHERLY FACING BALCONY \* GAS FIRED CENTRAL HEATING \* PARTIAL DOUBLE GLAZING \* CONVENIENT LOCATION \***



## The accommodation

Comprises:

Shared external staircase rising to front door.

### Hall

14'7 x 11'10 (4.45m x 3.61m)

Spacious entrance hall, radiator, hardwood floors, picture rail, Sussex ceiling.

### Kitchen

8'8 x 6'6 (2.64m x 1.98m)

Range of base and wall units, stainless steel sink, built-in electric oven with four ring gas hob over, space for fridge freezer, space for washing machine, window. Door opening to balcony.

### Balcony

wrap-around balcony being southerly facing.

### Living Room

24' max into bay x 16'7 (7.32m max into bay x 5.05m)

Double glazed bay window to front, feature fireplace, neutrally decorated, radiator, period features.

### Master Bedroom

15'6 x 11'9 (4.72m x 3.58m)

Neutrally decorated, fireplace, double glazed window, radiator.

### Bedroom 2

13'max x 9'10 (3.96mmax x 3.00m)

Single glazed window, neutrally decorated, period features, radiator.

### Bedroom 3

9'6 x 8'1 (2.90m x 2.46m)

Single glazed windows, neutrally decorated, period features, radiator.

### Bathroom

Low level wc, wash basin with mixer tap, bath with electric shower unit over, radiator, tiled walls, tiled floor.

## N.B

Length of Lease 98 years remaining

Maintenance £1340 per year

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

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £2,147.96 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

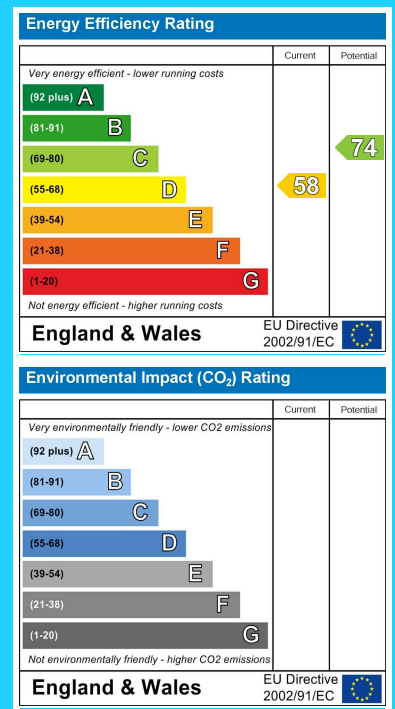
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.







**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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