



TOWN FLATS



01323 416600

Leasehold

Guide Price

£210,000 - £225,000



2 Bedroom



1 Reception



1 Bathroom



34 The Upperton 20 Upperton Road, Eastbourne BN21 1AG

GUIDE PRICE £210,000 - £220,000

Two bedroom 3rd floor apartment within a very prestigious and newly converted (2019) apartment block called The Upperton, located just moments from Eastbourne Train Station & town centre. Positioned on the Westerly side of the building, enjoying views of the South Downs and chimney pots of Eastbourne. Super fast fibre optic was installed by BT along with media/satellite points. The original structure of the building allows for great ceiling height as well as solid flooring offering great noise cancellation. The lobby truly is stunning and welcomes residents and visitors. Premium quality materials establish the interior design ethos of the building. There is disabled access, 2x lifts and 2x stairwells. The front of the building allows for visitor parking, electric car charging point and ambient external lighting. Two separate bike storage areas. As the building was only converted in 2019, you can be rest assured with building maintenance as there is the remainder of a 10 year new build guarantee for the building, and the remainder of a 5 year warranty on integral appliances. Also being sold with a secure and gated undercroft allocated parking space. For added security, you have key fob access to the building and car park, as well as CCTV in the front, rear, both levels of the car park and the lobby.



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34 The Upperton
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Eastbourne, BN21 1AG

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Main Features

- Purpose Built Upperton Apartment
- 2 Bedrooms
- Third Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Radiators
- Two Passenger Lifts
- Secure & Gated Undercroft Allocated Parking Space

Entrance

Communal entrance with security entryphone system. Two staircases and two lifts to third floor private entrance door to -

Hallway

Entryphone handset. Storage cupboard. Airing cupboard housing plumbing for washing machine.

Open Plan Lounge / Fitted Kitchen

21'02 x 16'10 max (6.45m x 5.13m max)

Electric radiator. Double glazed windows to side & rear aspects.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Electric hob and oven under. Extractor cooker hood. Integral fridge/freezer & dishwasher.

Bedroom 1

11'05 x 10'03 max (3.48m x 3.12m max)

Electric radiator. Fitted wardrobes with lighting. Double glazed window to side aspect.

Bedroom 2

13'10 x 6'06 max (4.22m x 1.98m max)

Electric radiator. Double glazed window to side aspect.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap and shower over. Low level WC with hidden cistern. Wash hand basin. Extractor fan. Heated towel rail. Shaver point. Fully tiled floor and walls.

Parking

Undercroft allocated parking space (No. 41) with electric gated access.

EPC = D.

Council Tax Band = B.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £250 per annum

Maintenance: £230 per calendar month. The Vendor advises that this will reduce to £90 per calendar month in 2025

Lease: 125 years from 2020. We have been advised of the lease term, we have not seen the lease
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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.