



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£210,000 - £220,000**



## 25 The Chantry, Upperton Road, Eastbourne, BN21 1LF

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*

A beautifully presented two bedroom second floor apartment that has undergone much improvement. Forming part of this purpose built development in Upperton the flat is being sold CHAIN FREE and benefits includes two double bedrooms. A luxury refitted kitchen with marble effect worktops and integrated appliances, a refitted shower room and cloakroom. The lounge diner leads to a balcony with wonderful far reaching views over Eastbourne towards the South Downs. Within comfortable walking distance of the town centre and Motcombe village an internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

25 The Chantry,  
Upperton Road,  
Eastbourne, BN21 1LF

**Guide Price**  
**£210,000 - £220,000**

## Main Features

- Upperton Apartment
- 2 Bedroom
- Second Floor
- Lounge
- Sun Balcony With Wonderful Far Reaching Views
- Stylish Fitted Kitchen
- Modern Shower Room
- Cloakroom
- Double Glazing
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

### Hallway

Radiator. Coved ceiling. Fitted cupboard. Door to kitchen & lounge. Entryphone handset.

### Lounge

18'0 x 13'4 (5.49m x 4.06m )

Radiator. Coved ceiling. Double glazed window and door to -

### Sun Balcony

With wonderful far reaching views towards the South Downs.

### Stylish Fitted Kitchen

11'3 x 7'8 (3.43m x 2.34m )

Range of fitted white high gloss wall and base units. Marble effect worktop with inset electric hob with splash back & extractor cooker hood. 'Eye' level double oven. Inset single drainer sink unit with chrome mixer tap. Integrated washer/dryer, dishwasher and fridge/freezer. Rubbish chute. Tiled floor. Double glazed window.

### Inner Hallway

### Bedroom 1

12'6 x 12'3 (3.81m x 3.73m )

Radiator. Coved ceiling. Double glazed window to rear aspect.

### Bedroom 2

11'0 x 8'9 (3.35m x 2.67m )

Radiator. Coved ceiling. Built-in wardrobe with hanging rail and cupboard above. Double glazed window to rear aspect.

### Modern Shower Room

White suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Chrome heated towel rail. Frosted double glazed window.

### Cloakroom

Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

### Parking

The development has residents parking on a first come first served basis.

EPC = C

Council Tax Band = C

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: £150 per annum**

**Maintenance: £1279.58 half yearly**

**Lease: 125 years from 2006. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.