



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



0 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£120,000 - £130,000**



## 8 Sherborne Court, Upperton Road, Eastbourne, BN21 1LU

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*

A much improved and well presented studio/one bedroom apartment with glorious far reaching views towards the South Downs. Forming part of this popular development in Upperton the flat benefits from a lounge with sleeping area, refitted kitchen and bathroom. Motcombe village with its local shops, gardens and Waitrose is within easy walking distance as is Eastbourne town centre. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.

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Upperton Road,  
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### Main Features

- Upperton Apartment With Glorious Far Reaching Views
- Studio With Sleeping Area
- Second Floor
- Lounge
- Internal Sleeping Area
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Share Of The Freehold

### Entrance

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

### Hallway

Entryphone handset. Built-in cupboard. Door to -

### Lounge

12'10 x 8'1 (3.91m x 2.46m )

Built-in wardrobe. Airing cupboard housing hot water cylinder. Door to -

### Internal Sleeping Area

7'9 x 7'8 (2.36m x 2.34m)

Borrowed light window to lounge.

### Fitted Kitchen

9'1 x 5'4 (2.77m x 1.63m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer.

Plumbing and space for washing machine. Part tiled walls. Double glazed window to front aspect.

### Modern Bathroom/WC

Refitted white suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin & cupboard below. Part tiled walls. Tiled floor. Chrome heated towel rail.

**EPC = E**

**Council Tax Band = A**

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: N/A**

**Maintenance: £264.37 per quarter**

**Lease: 125 years from 2022. We have been informed of the lease term, we have not seen the lease**

**www.town-property.com | E. 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.