



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

# £175,000



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

A one bedroom fourth floor apartment that has stunning far reaching views over Eastbourne and towards the South Downs. Forming part of this popular development in Upperton the flat provides well proportioned accommodation and has a garage to the rear. Benefits include a security entryphone system, lounge/dining room, double bedroom and a refitted kitchen & bathroom. Motcombe Village with its local shops and gardens is within easy walking distance and Eastbourne town centre with its mainline railway station is also nearby.

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Upperton Road  
Eastbourne, BN21 1LU

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## Main Features

- Upperton Apartment With Stunning Far Reaching Views
- 1 Bedroom
- Fourth Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Garage

## Entrance

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

## Hallway

Built-in cupboard with fixed shelving. Airing cupboard housing hot water cylinder.

## Double Aspect Lounge/Dining Room

17'7 x 11'5 (5.36m x 3.48m )

Dimplex radiator. Television point. Built-in cupboard. Double glazed window with stunning far reaching views over Eastbourne towards the South Downs. Door to -

## Fitted Kitchen

8'3 x 6'0 (2.51m x 1.83m )

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and extendable mixer tap. Built-in electric oven and microwave. Inset electric hob with extractor cooker hood above. Space for upright fridge/freezer. Plumbing and space for washing machine. Double glazed window.

## Bedroom

12'4 x 11'10 (3.76m x 3.61m)

Electric heater. Built-in wardrobe. Double glazed window to front aspect with stunning far reaching views over Eastbourne towards the South Downs.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Part tiled walls. Tiled floor. Extractor fan. Wall mounted electric bar heater.

## Parking

The flat has a garage with an up & over door situated to the rear of the block.

EPC = C

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: £382.10 per quarter**

**Lease: 999 years from 2002. 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.