



TOWN FLATS



01323 416600

Leasehold

Guide Price

£265,000 - £275,000



2 Bedroom



1 Reception



2 Bathroom



16 Eversley Court, 14 St. Annes Road, Eastbourne, BN21 2BS

GUIDE PRICE £265,000 - £275,000

A wonderful two bedroom third floor apartment set in beautiful park like communal gardens. Forming part of this luxury gated development built by Berkeley Homes in Upperton the flat provides spacious and well proportioned accommodation throughout. Being a larger design the spacious lounge has a turreted dining area with views over the gardens & balcony, a fitted kitchen with integrated appliances, two double bedrooms, the master having an en-suite shower room/WC, further bathroom/WC, double glazing and lock-up garage. With a lease in excess of 900 years an internal inspection comes very highly recommended.



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Main Features

- Wonderful Upperton Apartment Within Luxury Gated Development
- 2 Double Bedrooms
- Third Floor
- Lounge With Turreted Dining Area
- Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Garage

Entrance

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

Hallway

Radiator. Coved ceiling. Inset spotlights. Entryphone handset. Built-in cupboard.

Lounge/Dining Room

14'7 x 10'2 / 9'9 x 8'10 (4.45m x 3.10m / 2.97m x 2.69m)

Radiator. Coved ceiling. Television point. Double glazed French doors to balcony.

Turreted Dining Area: 5 double glazed windows with views over the communal gardens.

Fitted Kitchen

10'3 x 7'4 (3.12m x 2.24m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with eye level microwave and oven. Stainless steel extractor hood. Integrated fridge/freezer. Plumbing and space for dishwasher. Integrated washing machine. Tiled floor. Part tiled walls. Inset spotlights. Radiator. Double glazed window.

Bedroom 1

15'10 x 12'11 (4.83m x 3.94m)

Radiator. Coved ceiling. Built-in wardrobes with mirrored doors. Double glazed bay window to rear aspect overlooking communal gardens. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

Bedroom 2

10'10 x 8'4 (3.30m x 2.54m)

Radiator. Television point. Double glazed window to rear aspect over looking lawned communal gardens.

Modern Bathroom/WC

Suite comprising sunken bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Inset spotlights. Extractor fan.

Outside

The development is set in stunning park like lawned communal gardens.

Parking

There is a garage with an electric up & over door.

EPC = C

Council Tax Band = D

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: £200 per annum

Maintenance: £1200 half yearly

Lease: 999 years from 2001. 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.