



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£175,000 - £180,000**



## 65 The Upperton, Upperton Road, Eastbourne, BN21 1AG

\*\*\*GUIDE PRICE £175,000 - £180,000\*\*\*

One bedroom 5th 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 South Easterly side of the building with large glazing to maximise natural light and views with a dual aspect lounge area looking over the chimney pots of Eastbourne out to sea and over to Hastings. Allocated undercroft parking space in the lower level of the car park, 2x passenger lifts and chain free with a stunning entrance lobby.



[www.town-property.com](http://www.town-property.com)



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Road, Eastbourne, BN21 1AG

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## Main Features

- Purpose Built Flat
- 5th Floor
- Double Bedroom
- Open Plan Lounge Area
- Open Plan Kitchen Area
- Shower Room/WC
- Visitor Parking with Electric Car Charging Points
- Allocated Underground Parking Space
- Bike Store
- CHAIN FREE

## Entrance

Door entry system. Disabled electronic ramp. Two lifts and stairs leading to fifth floor.

## Entrance Hallway

Door entry phone. Two storage cupboards, one housing hot water cylinder and plumbing and space for washing machine which can be included within the sale.

## Open Plan Lounge Area

13'9 x 10'11 (4.19m x 3.33m)

Electric radiator. Fitted blinds to double glazed window to side aspect.

## Open Plan Kitchen Area

Fitted Kitchen with wall and base units, worktop with single sink unit. Electric hob and oven. Integral dishwasher and fridge.

## Double Bedroom

9'0 x 8'9 (2.74m x 2.67m)

Electric radiator. Two open wardrobes. Fitted blinds to double glazed window to side aspect.

## Shower Room/WC

Walk in shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wash hand basin. Extractor fan. Heated towel rail. Part tiled walls. Tiled flooring.

## Outside

Visitor parking to front with electric car charging points. Bike storage areas.

## Parking

Allocated underground parking space.

EPC = D

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: £165 per annum.**

**Maintenance: £1780 per annum.**

**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.