



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£189,950



2 Bedroom



1 Reception



1 Bathroom



2 St Kilda Mansions, 11a Upperton Road, Eastbourne, BN21 1ER

This two bedroom first-floor apartment is located just a short walk from the town centre. The current owners have made significant improvements to the property in recent years, ensuring it enjoys abundant sunshine and natural light throughout the day. A viewing is recommended to fully appreciate the charm and appeal of this lovely home which is offered with no onward chain. St Kilda Mansions is ideally situated near the town centre, with easy access to the railway station and the shopping options of Eastbourne's Little Chelsea. Additional town centre amenities, such as the Beacon shopping centre, theatres and the seafront, are also within reach.

2 St Kilda Mansions,
11a Upperton Road,
Eastbourne, BN21 1ER

Leasehold - Share of Freehold

£189,950

Main Features

- Much Improved Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance. Stairs to first floor private entrance door to -

Hallway

Radiator. Carpet.

Lounge

13'3 x 12'10 (4.04m x 3.91m)

Radiator. Blocked off fireplace (used to be a gas fire). Carpet. Double glazed window to rear & side aspect.

Fitted Kitchen

9'8 x 9'6 (2.95m x 2.90m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob with electric oven under. Plumbing and space for washing machine and slimline dishwasher. Space for fridge/freezer and tumble dryer. Vinyl flooring. Two single glazed windows to side aspect.

Bedroom 1

14'7 x 11'8 (4.45m x 3.56m)

Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2 (Currently Used As An Office)

12'2 x 8'10 (3.71m x 2.69m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Vinyl flooring. Single glazed window to side aspect.

EPC = C

Council Tax Band = B

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: £2400 per annum

Lease: 102 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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.