



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£165,000



9 The Upperton, 20 Upperton Road, Eastbourne, BN21 1AG

This one bedroom apartment is located on the first floor of the prestigious and newly converted (2020) apartment building, The Upperton, just moments from Eastbourne train station and the town centre. Situated on the west side of the building, it features large windows designed to maximize natural light. The building's design offers impressive ceiling heights and solid flooring for excellent sound insulation. The lobby is exceptionally welcoming for both residents and visitors. The building is fully accessible with disabled access, two lifts, and two stairwells. Visitor parking, an electric car charging point, and ambient external lighting are available at the front, along with two dedicated bike storage areas. Since the building was converted in 2020, it comes with the remainder of a 10 year new build guarantee, ensuring peace of mind regarding maintenance. Also benefitting from a secure, gated underground parking space. For enhanced security, the building is equipped with key fob access, CCTV coverage at the front and rear, across both levels of the car park, and in the lobby. With the option to purchase partially furnished, viewing is highly recommended.



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info@townflats.com

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Main Features

- Extremely Well Presented Upperton Apartment
- 1 Bedroom
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Allocated Underground Parking Space
- 2 Passenger Lifts
- Bike Storage Areas & Electrical Car Charging Points To The Front

Entrance

Communal entrance with security entry system. Disabled electronic ramp. Two lifts and stairs leading to fourth floor private entrance door to -

Hallway

Entry phone handset. Two storage cupboards, one housing hot water cylinder and plumbing and space for washing machine.

Open Plan Lounge/Fitted Kitchen

16'6 x 9'0 (5.03m x 2.74m)

Open Plan Lounge Area: Electric radiator. 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.

Bedroom

9'3 x 8'5 (2.82m x 2.57m)

Electric radiator. Two open wardrobes. 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

AGENTS NOTES:

The vendor has advised that there is the option to purchase the property partially furnished.

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: £160 per annum

Maintenance: £793 paid half yearly

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.