



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £234,950



## 6 Montclare House, 28 Upperton Road, Eastbourne, BN21 1JG

A stunning two bedroom first floor apartment forming part of this luxury development built by Berkeley Homes in 2002. Enviably situated in Upperton the flat benefits from wonderful far reaching views and has undergone much improvement. Benefits include two double bedrooms with the principle having an en-suite and built in wardrobe, a wonderful refitted kitchen with breakfast bar, double glazing and gas central heating. Eastbourne's town centre and mainline railway station are within comfortable walking distance and the flat has an allocated parking space and communal lawned garden. An internal inspection comes very highly recommended.



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28 Upperton Road,  
Eastbourne, BN21 1JG

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Main Features

- Stunning Upperton Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Bay Windowed Lounge
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Communal Garden
- Allocated Parking

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

**Hallway**  
Entryphone handset. Large storage cupboard.

**Double Aspect Bay Windowed Lounge**  
14'7 x 13'2 (4.45m x 4.01m )  
2 radiators. Double glazed bay window to front aspect with views of the South Downs and window to side aspect.

**Fitted Kitchen**  
10'10 x 6'6 (3.30m x 1.98m )  
Range of fitted wall and base units. Block wood worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Breakfast bar. Integral fridge/freezer, microwave and washing machine. Double glazed window to front aspect.

**Bedroom 1**  
16'10 x 10'11 (5.13m x 3.33m )  
Radiator. Built-in wardrobe. Double glazed bay window to side aspect. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Extractor fan.

**Bedroom 2**  
10'8 x 7'11 (3.25m x 2.41m )  
Radiator. Double glazed window to side aspect.

**Modern Bathroom/WC**  
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Extractor fan.

**Outside**  
The development has a communal garden to the rear of the block.

**Parking**  
Allocated parking to the front.

**EPC = C**

**Council Tax Band = C**

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: £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.