



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £205,000



### 10 St Helena Court, Mill Road, Eastbourne, BN21 2LY

A CHAIN FREE 2 bedroom ground floor apartment forming part of the purpose built development in Upperton with walled communal gardens and a garage. Providing spacious and well proportioned accommodation the flat benefits from a spacious lounge/dining room, refitted kitchen & shower room, sealed unit double glazing and gas central heating. Motcombe Village is nearby with its local shops, garden and Waitrose the flat is on a bus route that runs into town. With a lease term in excess of 900 years an internal inspection comes highly recommended.



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



[info@townflats.com](mailto:info@townflats.com)

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Mill Road,  
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Main Features

- CHAIN FREE Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Garage

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Entryphone handset. 2 built-in cupboards.

Lounge

14'0 x 12'11 (4.27m x 3.94m )  
Electric radiator. Double glazed window.

Fitted Kitchen

11'3 x 8'9 (3.43m x 2.67m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and 'eye' level oven. Space for upright fridge/freezer. Plumbing and space for washing machine. Larder cupboard. Cupboard with plumbing & space for washing machine. Tiled floor. Part tiled walls. Double glazed window and door to front aspect.

Bedroom 1

11'10 x 10'10 (3.61m x 3.30m )  
Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2

8'6 x 7'7 (2.59m x 2.31m )  
Double glazed window to front aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Tiled floor. Wall mounted electric heater. Frosted double glazed window.

Outside

There are well maintained communal gardens.

Parking

The flat has a lock-up garage with up & over door.

EPC = E

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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 999 years from 1968. 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.