



TOWN FLATS



01323 416600

Leasehold

Guide Price

£195,000 - £205,000



2 Bedroom



1 Reception



1 Bathroom



1 Downsmeade, 30 Upperton Road, Eastbourne, BN21 1JS

GUIDE PRICE £195,000 - £205,000

A beautifully presented 2 bedroom raised ground floor apartment that provides spacious and well proportioned accommodation. Having undergone significant improvement the flat benefits from a wonderful fitted kitchen with integrated appliances, refitted bathroom & cloakroom, incredibly spacious lounge/dining room and 2 double bedrooms. The flat has an extended lease term and a private lock-up storage room. Motcombe Village with its gardens, local shops and Waitrose is nearby and Eastbourne town centre and mainline railway station is also within comfortable walking distance. An internal inspection comes highly recommended.



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Eastbourne, BN21 1JS

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Main Features

- Beautifully Presented Upperton Apartment
- 2 Double Bedrooms
- Raised Ground Floor
- Fitted Kitchen With Integrated Appliances
- Spacious Lounge/Dining Room
- Modern Bathroom
- Separate Cloakroom
- Double Glazing
- Private Lock-Up Storage Room

Entrance

Communal entrance with security entry phone system. Stairs to raised ground floor private entrance door to -

Hallway

Radiator. Coved ceiling. Entryphone handset. door to kitchen. Double doors to -

Fitted Kitchen

8'10 x 8'1 (2.69m x 2.46m)

Modern range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in 5 ring gas hob and stainless steel extractor cooker hood. Built-in electric oven. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Cupboard housing gas boiler. Serving hatch. Double glazed window.

Lounge/Dining Room

20'6 x 14'1 (6.25m x 4.29m)

Radiator. Coved ceiling. Wall lights. Double glazed window to front aspect.

Inner Hallway

Radiator. Coved ceiling.

Bedroom 1

16'2 x 11'10 (4.93m x 3.61m)

Radiator. Built-in double wardrobe. Coved ceiling. Double glazed window to front aspect.

Bedroom 2

10'4 x 8'10 (3.15m x 2.69m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom

Modern suite comprising panelled bath with shower over and shower screen. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Built-in cupboard. Chrome heated towel rail. Part tiled walls. Frosted double glazed window.

Separate Cloakroom

Low level WC. Frosted double glazed window.

Other Details

The flat has a private lock-up storage cupboard.

EPC = D

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: Peppercorn

Maintenance: £660 per quarter

Lease: 116 years remaining. We have been advised of the remaining 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.