



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £199,950



### Flat 7, 30 Upperton Gardens, Eastbourne, BN21 2AH

Split level top floor apartment situated in Upperton, directly opposite Upperton Gardens and a short walk to the town centre and train station. Comprising; large dual aspect sitting room, fitted kitchen, two bedrooms, bathroom and a quirky entrance hall/stairs/landing with ample of storage. Further benefits include access to the loft, a recently installed gas boiler, double glazing and a recently extended lease term.



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



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

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Eastbourne, BN21 2AH

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## Main Features

- Well Presented Split Level Upperton Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Extended Lease Term

## Entrance

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

## Split Level Hallway

Ample storage cupboards. Double glazed Velux window to side aspect.

## Double Aspect Lounge

14'0 x 13'5 (4.27m x 4.09m )

Radiator. Double glazed windows to side and front aspect.

## Fitted Kitchen

8'0 x 7'5 (2.44m x 2.26m )

Modern range of fitted wall and base units. Worktop with inset single drainer sink bowl and mixer tap. Inset electric hob and electric oven. Extract cooker hood.

Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to rear aspect

## Bedroom 1

16'7 x 13'2 (5.05m x 4.01m )

Radiator. Double glazed window to rear aspect.

## Bedroom 2

8'11 x 8'9 (2.72m x 2.67m )

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Heated towel rail.

**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: £600 per quarter**

**Lease: 162 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.