



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £229,950



### 33 The Chantry, Upperton Road, Eastbourne, BN21 1LF

A beautifully presented 2 bedroom 4th floor apartment that has undergone signature improvement by the current vendor. Finished to high standard the flat provides spacious and well proportioned accommodation comprising of a refitted kitchen, bathroom & cloakroom, 2 double bedrooms, wonderful lounge/dining room with access to the sun balcony with glorious views towards the South Downs. Further benefits include double glazing, electric heating and an extended lease term. Enviably situated in Upperton the flat is within comfortable walking distance of the town centre and mainline railway station.



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



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Main Features	Entrance
• Beautifully Presented	Communal entrance with security entry phone system. Stairs and lift to 4th floor private entrance door to -
• Upperton Apartment	Hallway
• 2 Double Bedrooms	Fitted cupboards. Wood effect flooring.
• Fourth Floor	Lounge/Dining Room
• Lounge/Dining Room	17'5 x 13'11 (5.31m x 4.24m )
• Sun Balcony With Stunning Views Of The South Downs	Electric heater. Coved ceiling. Entryphone handset. Double glazed window and door to -
• Fitted Kitchen	Sun Balcony
• Modern Cloakroom	11'6 x 3'6 (3.51m x 1.07m )
• Modern Bathroom	Fitted Kitchen
• Double Glazing	11'3 x 7'8 (3.43m x 2.34m )
• Residents Parking Facilities	With glorious views towards the South Downs.
	Inner Hallway
	Airing cupboard housing hot water cylinder.
	Bedroom 1
	13'2 x 9'9 (4.01m x 2.97m )
	Electric heater. Double glazed window to rear aspect.
	Bedroom 2
	11'5 x 9'4 (3.48m x 2.84m )
	Electric heater. Built-in wardrobe. Double glazed window to rear aspect.
	Cloakroom
	Modern white suite comprising Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Frosted double glazed window.
	Modern Bathroom
	Modern white suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Vanity unit with inset wash hand basin, chrome mixer and cupboard below. Part tiled walls. Heated towel rail. Built-in cupboard with fixed shelving.
	Parking
	There are residents parking facilities on a first come first served basis.
	EPC = D
	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: Included in maintenance costs**  
**Maintenance: £1058.72 half yearly**  
**Lease: 126 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.