



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£239,950



15A Upperton Gardens, Eastbourne, BN21 2AA

One of the finest converted apartments we've seen for some time. It's not often a property does tick every single box, but this property has a private courtyard garden, private entrance door, share of freehold, allocated parking space, remainder of a 999 year lease term, reasonable maintenance charges and has been meticulously updated from top to bottom. The location affords comfortable walking distance to the train station, Beacon Shopping Centre and seafront. Early internal viewing comes highly recommended to avoid disappointment.



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info@townflats.com

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Main Features	Entrance Private double glazed entrance door to -
<ul style="list-style-type: none">Beautifully Converted Upperton Garden Apartment2 BedroomsLower Ground FloorLounge/Dining Room With Plantation ShuttersStylish Fitted KitchenModern Bathroom/WCDouble GlazingPrivate Entrance DoorPrivate Courtyard GardenAllocated Parking Space	Fitted Kitchen 18'11 x 6'2 (5.77m x 1.88m) Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above.. 'Eye' level oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Column style radiator. Double glazed window to front aspect. Lounge/Dining Room 16'2 x 13'3 (4.93m x 4.04m) Column style radiator. Electric fireplace. Fitted cabinetry to chimney alcove. Built-in cupboard housing boiler. Double glazed window and double glazed patio doors to rear garden. Bay Windowed Bedroom 1 14'5 x 12'6 (4.39m x 3.81m) Radiator. Fitted wardrobes. Double glazed bay window to front aspect with plantation shutters. Bedroom 2 11'4 x 6'0 (3.45m x 1.83m) Radiator. Fitted wardrobes. Double glazed window to rear aspect. Modern Bathroom/WC White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin. Extractor fan. Heated towel rail Outside Private courtyard garden with external storage with power. Parking Allocated parking space at the rear. EPC = C Council Tax Band = A

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: £100 per calendar month
Lease: Remainder of a 999 year lease. 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.