



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£184,950



26 Selwyn House, Selwyn Road, Eastbourne, BN21 2LF

A spacious and well-presented one-bedroom apartment, situated on the third floor of a purpose-built development in the sought-after Upperton area. This bright and well-maintained residence is offered in excellent decorative condition and benefits from double-glazed windows and communal gas-fired central heating. Key features include a generously sized living room, a double bedroom with built-in wardrobes, and a spacious private balcony enjoying far-reaching views towards the South Downs. The building also benefits from lift access for added convenience. Ideally located, the property is within easy reach of Eastbourne's town centre and mainline railway station, approximately three quarters of a mile away, with regular bus services available along nearby Upperton Road. Offered to the market with no onward chain.



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Selwyn Road,
Eastbourne, BN21 2LF

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Main Features

- Spacious & Well Presented Upperton Apartment
- 1 Bedroom
- Third Floor
- Spacious Lounge/Dining Room
- Sun Balcony With Views Over Communal Gardens Towards The South Downs
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- CHAIN FREE

Entrance

Communal entrance with stairs and lift to third floor private entrance door to -

Hallway

Large entrance hall with 3 storage cupboards.

Lounge/Dining Room

17'2 x 12'9 (5.23m x 3.89m)
Radiator. Double glazed window and balcony door to -

Sun Balcony

15'7 x 4'3 (4.75m x 1.30m)
With views over the communal gardens and towards the South Downs.

Fitted Kitchen

12'0 x 7'2 (3.66m x 2.18m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for cooker and other appliances. Plumbing and space for washing machine. Double glazed window to front aspect.

Bedroom

13'11 x 10'5 (4.24m x 3.18m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bathroom

Suite comprising panelled bath with shower over. Wash hand basin. Heated towel rail. Double glazed window to front aspect.

Cloakroom

Low level WC. Wash hand basin. Double glazed window to front aspect.

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: Peppercorn
Maintenance: £580 per quarter which includes heating, water, building insurance and a contribution to the sinking fund
Lease: 999 years from 1996. 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.