



TOWN FLATS



☎ 01323 416600

Leasehold

**Guide Price £180,000-
£190,000**



2 Bedroom



1 Reception



1 Bathroom



1 Hadley House, 6 Upperton Road, Eastbourne, BN21 1EL

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An enviably situated 2 bedroom ground floor apartment that is within easy walking distance of the town centre and mainline railway station. Located in Upperton the flat benefits from a refitted kitchen, shower room & cloakroom, spacious lounge, double glazing and electric heating. With a lease in excess of 100 years an internal inspection comes very highly recommended.



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info@townflats.com

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6 Upperton Road,
Eastbourne, BN21 1EL

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Main Features

- Upperton Apartment Just Yards From Eastbourne Town Centre
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room
- Cloakroom
- Double Glazing
- Lease In Excess Of 100

Entrance

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

Hallway

Entryphone handset. Fixed shelving. Wood effect flooring.

Lounge

15'8 x 13'2 (4.78m x 4.01m)

Electric heater. Inset spotlights. Wood effect flooring. Double glazed window to front aspect.

Fitted Kitchen

10'6 x 7'2 (3.20m x 2.18m)

Range of refitted wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven with marble splashback. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Ceramic floor tiles. Double glazed window.

Double Aspect Bedroom 1

13'4 x 9'11 (4.06m x 3.02m)

Electric heater. Wood effect flooring. Double glazed windows to front & side aspects.

Bedroom 2

10'2 x 6'11 (3.10m x 2.11m)

Electric heater. Wood effect flooring. Double glazed window.

Modern Shower Room

White suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC. Part tiled walls. Tiled floor. Double glazed window.

EPC = E

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: £37.50 half yearly

Maintenance: £882 half yearly

Lease: 164 years from 1972. 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.