



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£210,000-£220,000



2 Bedroom



1 Reception



1 Bathroom



9 Sherborne Court, 66-68 Upperton Road, Eastbourne, BN21 1LU

*** GUIDE PRICE £210,000 - £220,000 ***

This well presented two bedroom purpose built flat is situated on the second floor and benefits from far reaching views over Old Town and towards the Downs, best enjoyed from its private balcony. Rarely available, the property also comes with a garage en bloc, adding both convenience and value. Offered with a share of freehold and served by a lift, it provides a practical and appealing lifestyle choice for a wide range of buyers. Perfectly positioned on the Upperton and Old Town borders, the flat enjoys excellent transport connections with a bus route nearby and Eastbourne train station just a short walk away. The town centre, The Beacon shopping centre and the seafront are all within easy reach, offering a wealth of shopping, leisure and dining options. Combining a desirable location with generous living space and rare additional features this property makes an ideal home.



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Eastbourne, BN21 1LU**

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Sun Balcony With Stunning Views Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Garage

Entrance

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

Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Separate storage cupboard.

Lounge

19'4 x 11'9 (5.89m x 3.58m)

Electric radiator. Electric fireplace. Double glazed window to side aspect. Double glazed window and door to -

Sun Balcony

9'2 x 4'8 (2.79m x 1.42m)

With glass balustrade and stunning views over Eastbourne towards the South Downs.

Fitted Kitchen

10'11 x 5'11 (3.33m x 1.80m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Integral dishwasher, washing and fridge/freezer. Double glazed window to side aspect.

Bedroom 1

15'2 x 10'5 (4.62m x 3.18m)

Electric radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 2

10'11 x 7'6 (3.33m x 2.29m)

Electric radiator. Built-in wardrobes. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to rear aspect.

Parking

Single garage en-bloc with up & over door.

Council Tax Band = B

EPC = D

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: N/A

Maintenance: £535.70 per quarter

Lease: 125 years from 2002. 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.