



4 Selmeston House, Upperton Road, Eastbourne, BN21 1LS

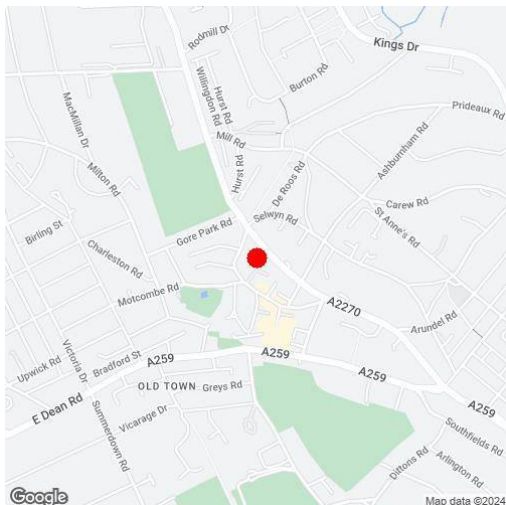
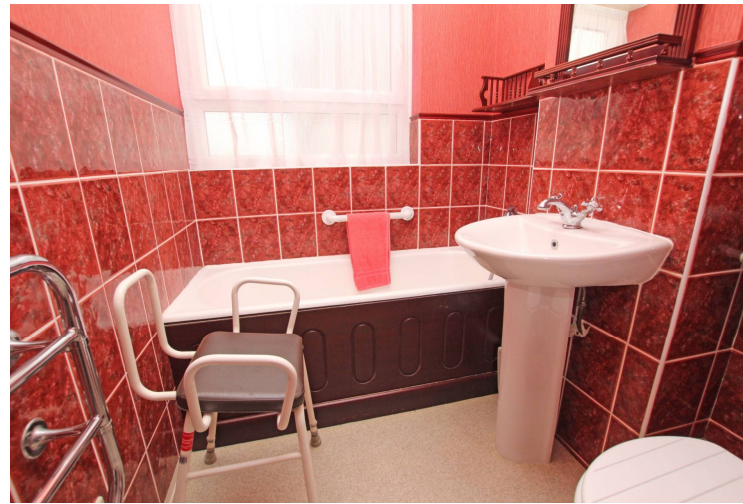
Price £200,000 | Leasehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned apartment with two double bedrooms affording delightful southerly views towards St Marys Parish Church and to The South Downs. The accommodation includes a generous living room with doors opening onto the southerly facing 13' balcony taking full advantage of the splendid views. Although the apartment would benefit from redecoration and modernisation, it does benefit from sealed unit double glazing and electric night storage heating, together with a lockup store room and a recently extended lease. Located in the popular Upperton area, local shopping facilities including a Waitrose store are in the immediate vicinity, whilst there is a bus stop virtually outside Selmeston House, serving Eastbourne town centre which is approximately three quarters of a mile away.





At a Glance:

- Delightful views to the South Downs
- 14' balcony
- Two double bedrooms
- Lock up store room
- Sealed unit double glazing
- Favoured Old Town location
- No onward chain
- Newly extended lease

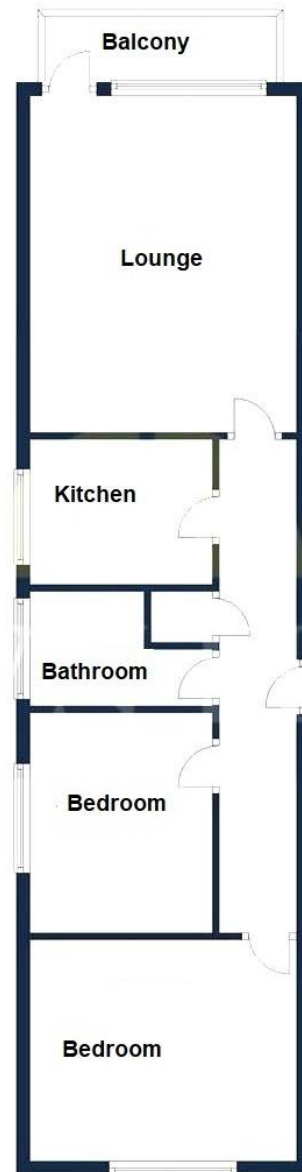
Accommodation:

COMMUNAL FRONT DOOR
STAIRS & PASSENGER LIFT TO SECOND FLOOR
FRONT DOOR
HALL
LIVING ROOM
16'4" (4.98m) x 13'0" (3.96m)
BALCONY
13'6" (4.11m) x 4'6" (1.37m)
KITCHEN
8'9" (2.67m) x 7'0" (2.13m)
BEDROOM 1
13'0" (3.96m) x 10'9" (3.28m)
BEDROOM 2
10'6" (3.2m) x 8'6" (2.59m)
BATHROOM/WC
OUTSIDE:
COMMUNAL GARDENS
LOCK-UP STORE ROOM
COUNCIL TAX:
Band "C"
EPC:
"D"
LEASE:
130 years unexpired
MAINTENANCE:
£664.50 per quarter including water
GROUND RENT:
T.B.A.
PETS:
T.B.A.
SUB-LETTING:
T.B.A.

(All details concerning the terms of the Lease and outgoings are subject to verification)



Second Floor



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

 **Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk