



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £185,000



### 1 Oaklands, 28 Upper Avenue, Eastbourne, BN21 3XL

A much improved and well presented 2 bedroom ground floor apartment with private patio and lock-up garage. Enviably situated in Upperton the flat is within comfortable walking distance of the mainline railway station and town centre. The flat benefits from a refitted kitchen shower room/WC, double glazing, gas central heating and patio that opens onto lawned communal gardens. The flat has a share of the freehold and an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Main Features</b>                                                                                 | <b>Entrance</b><br>Communal entrance with security entry phone system. Ground floor private entrance door to -                                                                                                                                                                                      |
| <ul style="list-style-type: none"><li>Well Presented Upperton Apartment With Private Patio</li></ul> | <b>Hallway</b><br>Coved ceiling. Built-in cupboard.                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>2 Bedrooms</li></ul>                                           | <b>Utility Room</b><br>(Previously a cloakroom) Fitted shelving. Plumbing and space for washing machine. Light & power.                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>Ground Floor</li></ul>                                         |                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"><li>Lounge</li></ul>                                               | <b>Lounge</b><br>12'8 x 11'11 (3.86m x 3.63m)<br>Radiator. Coved ceiling. Television point. Double glazed patio door to private patio.                                                                                                                                                              |
| <ul style="list-style-type: none"><li>Fitted Kitchen</li></ul>                                       |                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"><li>Modern Shower Room/WC</li></ul>                                | <b>Fitted Kitchen</b><br>9'0 x 8'2 (2.74m x 2.49m )<br>Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point. Splashback. Extractor cooker hood. Integrated dishwasher. Cupboard housing gas boiler. Double glazed window. |
| <ul style="list-style-type: none"><li>Double Glazing &amp; Gas Central Heating</li></ul>             |                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"><li>Private Patio Leading To Lawned Communal Gardens</li></ul>     |                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"><li>Garage</li></ul>                                               | <b>Bedroom 1</b><br>12'5 x 8'10 (3.78m x 2.69m )<br>Radiator. Coved ceiling. Ceiling fan. Double glazed window.                                                                                                                                                                                     |
| <ul style="list-style-type: none"><li>Share Of The Freehold</li></ul>                                | <b>Bedroom 2</b><br>8'6 x 6'4 (2.59m x 1.93m)<br>Radiator. Coved ceiling. Double glazed window.                                                                                                                                                                                                     |
|                                                                                                      | <b>Modern Shower Room/WC</b><br>Modern suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard & drawer under. Tiled floor. Radiator. Frosted double glazed window.                                                             |
|                                                                                                      | <b>Outside</b><br>The flat has a private patio that leads onto the lawned communal gardens.                                                                                                                                                                                                         |
|                                                                                                      | <b>Parking</b><br>There is also a lock-up garage with an up & over door to the rear.                                                                                                                                                                                                                |
|                                                                                                      | <b>Council Tax Band = B</b>                                                                                                                                                                                                                                                                         |

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: £1272 paid half yearly**  
**Lease: 149 years remaining. 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.