



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £250,000



## 11 Solitaire House, 54 Upperton Road, Eastbourne, BN21 1LP

A spacious and beautifully presented two double bedroom apartment, situated on the third floor of the sought after Solitaire House in Eastbourne's highly desirable Upperton area. This bright and airy home offers contemporary open plan living, featuring a generously proportioned lounge, dining area and well appointed fitted kitchen, creating an ideal space for both everyday living and entertaining. The living area enjoys direct access to a private sun balcony, providing the perfect spot to relax and unwind. Further benefits include attractive communal gardens, residents' parking and a secure undercroft bicycle store, adding to the property's practicality and appeal. Ideally positioned within easy walking distance of Eastbourne's mainline railway station, the vibrant town centre and the favoured Old Town, residents can enjoy a superb range of shops, restaurants, cafés and local amenities close at hand. An excellent opportunity to acquire a stylish and conveniently located apartment in one of Eastbourne's most popular residential districts.

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Upperton Road,  
Eastbourne, BN21 1LP

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## Main Features

- Modern & Spacious Upperton Apartment
- 2 Bedrooms
- Third Floor
- Purpose Built
- Open Plan Lounge/Dining Room/Kitchen
- Bathroom/WC
- Balcony With Views Towards The South Downs
- Pleasant Communal Garden
- Close to Local Shops & Transport Links

## Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor. Private entrance door to-

## Hallway

Entry phone system. Radiator. Cupboard.

## Bedroom 2

13'4 x 7'10 (4.06m x 2.39m)

Radiator. Double glazed window to side aspect.

## Open Plan Lounge/Dining Room/Kitchen

20'11 x 12'1 (6.38m x 3.68m)

Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Cupboard housing boiler. Radiator. Double glazed double doors to balcony.

## Bedroom 1

17'9 x 8'11 (5.41m x 2.72m)

Radiator. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawer below. Extractor fan. Heated towel rail.

## Outside

There is a pleasant communal garden to the rear of the property.

## Parking

There is residents parking to the front, which is on a first come first served basis.

**COUNCIL TAX BAND = C**

**EPC = 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: Approximately £2001.70 per annum.**

**Lease: 250 years from 2023. 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.