



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



1 Bathroom

£335,000



12 New Upperton Road, Eastbourne, BN21 1NN

This period end terraced house offers excellent potential, featuring four bedrooms and two bright reception rooms that provide flexible living space. Located in the highly desirable area of Motcombe bordering Old Town and Upperton the property benefits from access to sought after school catchments, as well as a range of local shops, cafés and everyday amenities. The home retains its traditional character and presents an exciting opportunity for buyers looking to create a bespoke interior. A courtyard style garden offers a low maintenance outdoor space ideal for relaxing or entertaining. The property is offered chain free, making for a smoother purchasing process. While requiring modernisation throughout, it provides the perfect canvas for transformation, allowing new owners to unlock its full charm and potential in one of Eastbourne's most convenient and well connected neighbourhoods.

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Main Features

- End of Terrace Period House
- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Lean To & Cloakroom
- Bathroom & Separate WC
- Courtyard Garden
- CHAIN FREE

Entrance

Covered entrance with frosted door to-

Hallway

Radiator. Exposed wooden floorboards.

Lounge

15'9 x 14'10 (4.80m x 4.52m)

Carpet. Feature fireplace with inset gas fire and mantel above. Double glazed bay window to front aspect.

Dining Room

14'1 x 11'5 (4.29m x 3.48m)

Exposed wooden floorboards. Radiator. Fireplace surround with mantel above. Double glazed patio doors to rear aspect.

Kitchen/Breakfast Room

16'3 x 10'8 (4.95m x 3.25m)

Exposed wooden floorboards & cork tiles. Wall mounted gas boiler. Understairs cupboard and cellar. Door to-

Lean To

10'3 x 6'10 (3.12m x 2.08m)

Access to garden. Door to-

Cloakroom

Low level WC.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

13'9 x 12'3 (4.19m x 3.73m)

Radiator. Carpet. Double glazed windows to rear and side aspects.

Bedroom 2

12'0 x 11'7 (3.66m x 3.53m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 4

11'9 x 8'2 (3.58m x 2.49m)

Carpet. Double glazed window to front aspect.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Airing cupboard Frosted window.

WC

Low level WC. Frosted window.

Stairs from First to Second Floor Landing

Window.

Bedroom 3

12'9 x 9'7 (3.89m x 2.92m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Outside

There is a courtyard style garden.

COUNCIL TAX BAND = D

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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.