



**Belvedere Court St. Annes Road, Eastbourne BN21 2HH**



**welcome to**

**Belvedere Court St. Annes Road, Eastbourne**

A well-presented third-floor studio flat located in the sought-after Upperton area of Eastbourne. The property offers a bright open-plan living space, modern shower room, and useful utility area. Further benefits include residents parking and a convenient location close to local amenities.



**Communal Entrance**

Stairs and lift to first floor.

**Bedroom / Lounge**

Double glazed patio doors leading to the balcony.  
Cupboards. Storage heater.

**Kitchen**

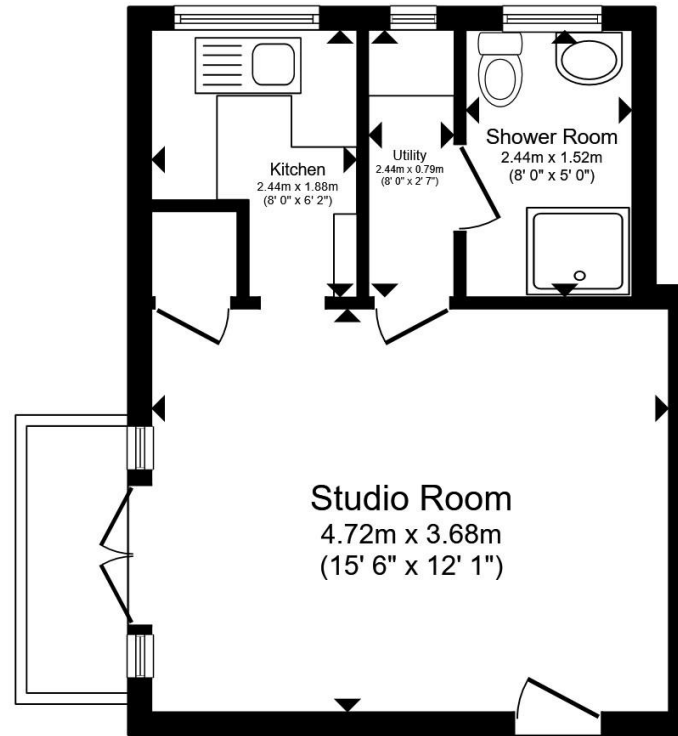
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Space for oven. Tiled throughout. Space for fridge / freezer. Double glazed window.

**Utility Room**

Work top over with space and plumbing for washing machine.

**Shower Room**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.  
Extractor fan. Double glazed window.

**Private Balcony**

**Floor Plan**

Total floor area 28.5 m<sup>2</sup> (307 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Eastbourne**

- THIRD FLOOR
- STUDIO FLAT
- UTILITY AREA
- RESIDENTS PARKING
- UPPERTON LOCATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1845.82

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EBN119692 - 0002

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