



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



0 Bedroom



1 Reception



1 Bathroom

£134,950



17 Sherborne Court, Upperton Road, Eastbourne, BN21 1LU

A beautifully presented studio apartment with a separate sleeping area and GARAGE located on the third floor of a popular and well maintained development in Upperton. This bright and airy home boasts glorious, far reaching views towards the South Downs, offering a peaceful and scenic outlook. The accommodation comprises a spacious studio room with the benefit of a separate sleeping area, a separate fitted kitchen and bathroom. Recently decorated throughout the property is ready for immediate occupation. Ideally situated, the apartment is within easy walking distance of Motcombe Village, with its charming gardens, local shops and Waitrose supermarket, as well as the amenities of Eastbourne town centre. Offered with a share of the freehold, internal viewing is highly recommended to fully appreciate the location and quality of the accommodation.



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Main Features

- Upperton Apartment With Glorious Far Reaching Views
- Studio with Sleeping Area
- Third Floor
- Garage
- Lounge
- Internal Sleeping Area
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Share of Freehold

Entrance

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

Hallway

Door entry phone. Storage cupboard.

Lounge

12'8 x 9'5 (3.86m x 2.87m)

Built in wardrobe. Double glazed window to front aspect with far reaching views.

Sleeping Area

7'9 x 6'9 (2.36m x 2.06m)

Obscured glass to allow natural light.

Kitchen

9'3 x 5'4 (2.82m x 1.63m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap set in vanity unit. Tiled walls.

Garage

Garage en-bloc which has been divided in half to create part storage and part usable room.

COUNCIL TAX BAND = A

EPC = D

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: £1208.24 per annum.

Lease: 125 years from 2002. 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.