BROOK GAMBLE









66 The Upperton Upperton Road, Eastbourne, BN21 1AG

Price Guide £110,000

Brook Gamble offer to the market this well presented one bedroom 5th floor purpose built apartment in the popular Upperton area of Eastbourne. The flat enjoys the benefits of electric heating and uPVC double glazing as well as far reaching views towards the sea. Further benefits include a long lease and allocated parking space. Being well located for access to Eastbourne Town Centre, Railway Station and the Seafront. The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Communal Entrance
Communal front door with entryphone system, opening into communal hallway, with stairs or lift to 5th floor.

Entrance Hall
Private Front door to Entrance Hall; with wood effect flooring, cloaks cupboard with clothes rail, utility cupboard with water cylinder and space and plumbing for washing machine.

Lounge 10'1 x 9'7 (3.07m x 2.92m)
Electric panel heater, laminate wood effect flooring, 2 x uPVC double glazed windows enjoying far reaching views with sea glimpses. Open plan to Kitchen.

Kitchen 8'4 x 7'3 (2.54m x 2.21m)
Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating 4 ring ceramic hob with cooker hood above and electric oven below. Integrated fridge with freezer drawer. Wall units, inset ceiling spotlights, extractor fan.

Bedroom 11'2 max into recess x 9'3 (3.40m max into recess x 2.82m)
Laminate wood effect flooring, electric panel heater, uPVC double glazed window enjoying far reaching views to the sea.

Bathroom
Bath having mixer tap and hand held shower attachment. Glazed shower screen, low flush WC, wash basin with mixer taps, part tiling to walls, heated towel rail, tiled floor, extractor fan, inset ceiling spotlights, fitted mirror.

Outside
There is an allocated parking space to the front of the property and a bike storage area in the underground parking area.

Other Information
The vendor advises the following, though we have not seen a copy of the lease:

Lease: Approx 118 years remaining
Ground Rent: £173pa
Maintenance: £950 per half year

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Floor Plan

Approx Gross Internal Area
29 sq m / 312 sq ft



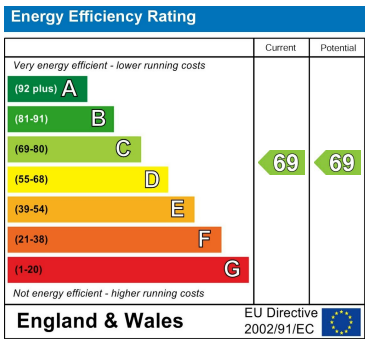
Floorplan

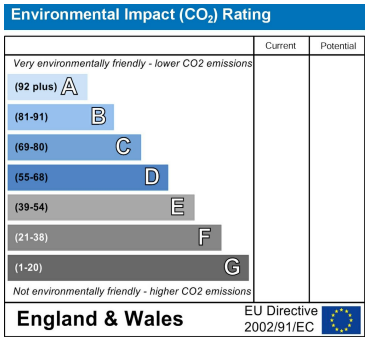
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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