TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£215,000 - £225,000



19 Montclare House, Upperton Road, Eastbourne, BN21 1JG

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A SUBSTANTIALLY LARGER DESIGNED 2 BEDROOM 2 BATHROOM TOP FLOOR FLAT forming part of prestigious Montclare House which was built by Berkeley Homes. The apartment offers generous living space, excellent natural light and a practical layout ideal for modern living. The property is situated in the highly desirable Upperton area of Eastbourne and is in within easy walking distance of Eastbourne train station, The Beacon shopping centre and other town centre amenities. The property features a bright double aspect living room, creating a welcoming space filled with natural light throughout the day. A large kitchen/diner provides ample room for cooking, dining and entertaining, making it the heart of the home. There are two substantial double bedrooms, both offering comfortable proportions. The principal bedroom benefits from a private en-suite bathroom with both bath and shower, while the second bedroom is served by a separate family bathroom, ideal for guests or shared living. Additional benefits include a dedicated parking space, top floor privacy and a well balanced layout throughout.

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Main Features

- Beautifully Presented & Spacious CHAIN FREE Upperton Apartment
- 2 Bedrooms
- Fourth (Top) Floor
- Spacious Lounge
- Fitted Kitchen/Breakfast Room
- En-Suite Bath & Shower Room/WC
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Lawned Communal Gardens

Entrance
Communal entrance with security entry phone system. Stairs and lift to fourth (top) floor private entrance door to -

Spacious Hallway
Radiator. Entryphone handset. Airing cupboard housing combi boiler. Further cupboard housing fuse board. Loft access (not inspected).

Spacious Lounge
18'10 x 14'0 (5.74m x 4.27m)
Radiator. Carpet. Double glazed windows to front and side aspects.

Fitted Kitchen/Breakfast Room
14'3 x 11'7 (4.34m x 3.53m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring gas hob with extractor cooker hood above. Integrated fridge/freezer, washing machine and microwave. LED downlights. Space for dining table & chairs. Tiled floor. Radiator. Double glazed window to front aspect.

Bedroom 1
14'1 x 11'11 (4.29m x 3.63m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Bath & Shower Room/WC
Suite comprising bath with chrome mixer tap & shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Radiator. Carpet. Double glazed window to side aspect.

Bedroom 2
13'1 x 9'5 (3.99m x 2.87m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with wall mounted shower above. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Carpet. Extractor fan.

Outside
There are lawned communal gardens to the rear of the development with flower and shrubs borders.

Parking
The flat has an allocated parking space to the front of the development.

EPC = C

Council Tax Band = E

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: £150 per annum
Maintenance: £3200 per annum
Lease: 999 years from 2001. 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.