



Flat 1 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

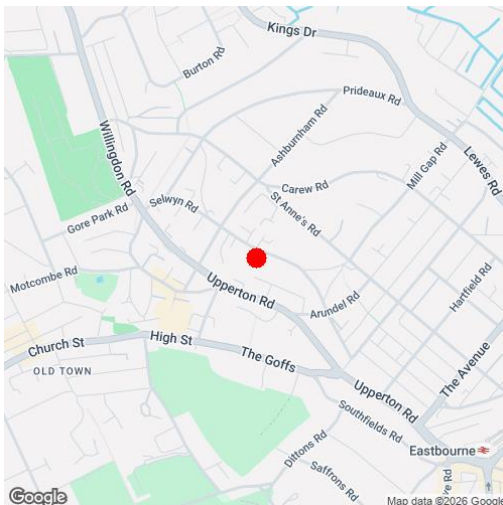
Price £295,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious three bedroom flat totalling approx 1378 square ft located on the ground floor of this well maintained block within the Upperton area of Eastbourne, boasting stunning views towards the South Downs. This delightful property is offered to the market chain free and enjoys bright and spacious accommodation comprising communal entrance hall, large private entrance hall, spacious sitting room with door leading to a separate dining room with door opening to a private sun balcony enjoying access to the well maintained communal gardens. There is a kitchen with range of matching wall and base units with areas of work surface, three excellent size bedrooms, main bathroom and en-suite bathroom to the main bedroom. The property is set within well kept communal grounds and there is the convenience of a garage located in a block to the rear. Additional benefits include double glazing and gas central heating. Selwyn House is located within easy reach of Eastbourne town centre, seafront and train station, as well as the Old Town area of Eastbourne which has a Waitrose store, cafes, pubs and the open green space of Gildredge Park.





At a Glance:

- Spacious three bedroom ground floor flat approx 1378 square ft
- Popular Upperton area of Eastbourne
- Kitchen
- Bathroom plus En-suite bathroom
- Sun balcony
- Well kept communal gardens
- Chain free
- Close to Waitrose and Gildredge Park
- Double glazing and Gas central heating
- Share of freehold

Accommodation:

COMMUNAL ENTRANCE HALL

SPACIOUS PRIVATE ENTRANCE HALL

SITTING ROOM

17'8" (5.38m) x 12'4" (3.76m)

DINING ROOM

12'5" (3.78m) x 8'4" (2.54m)

SUN BALCONY

KITCHEN

9'2" (2.79m) x 7'8" (2.34m)

BEDROOM 1

16'4" (4.98m) x 12'3" (3.73m)

EN-SUITE SHOWER ROOM

BEDROOM 2

14'2" (4.32m) x 10'8" (3.25m)

BEDROOM 3

8'8" (2.64m) x 8'4" (2.54m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

GARAGE

LEASE:

to be confirmed (Share of Freehold)

MAINTENANCE:

£1,435.39 per quarter

GROUND RENT:

n/a

SUB-LETTING:

allowed, but no holiday lets

PETS:

vendor advised no dogs or cats allowed

COUNCIL TAX:

Band 'D'

EPC:

'D'

(All details concerning the terms of the Lease and outgoings are subject to verification)





Floor Plan

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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