TOWN FLATS

01323 416600

Leasehold

0 Bedroom | 1 Reception | 1 Bathroom

£109,950



3 The Upperton, Upperton Road, Eastbourne, BN21 1AG

A spacious and beautifully presented studio apartment, forming part of the prestigious The Upperton development, one of Eastbourne's most impressive recent conversions. Finished to a high standard throughout, the apartment features a modern fitted kitchen with integrated appliances, a contemporary shower room and a useful utility cupboard housing plumbing for a washing machine and the hot water cylinder. The building is serviced by two passenger lifts and offers stylish, low maintenance living. Ideally located just a few hundred yards from Eastbourne town centre and mainline railway station, residents have an excellent range of shops, cafés, restaurants and leisure facilities all within easy walking distance, along with the award-winning seafront. An ideal first time purchase, lock-up-and-leave home or buy-to-let investment.

Leasehold

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Upperton Road,
Eastbourne, BN21 1AG

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Main Features

- Spacious Studio Apartment
- Prestigious Upperton Development
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Shower Room
- Utility Cupboard With Plumbing For Washing Machine
- Two Passenger Lifts
- Beautifully Converted Building
- Close To Town Centre & Train Station
- Ideal First Time Buy Or Investment
- Chain Free

Entrance
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway
Entryphone handset. Cupboard housing plumbing and space for washing machine and hot water tank.

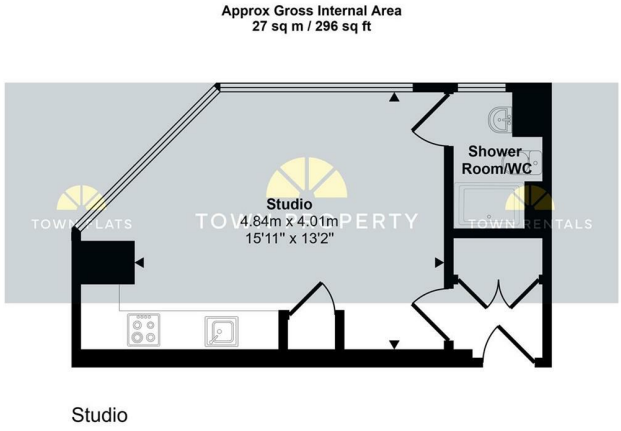
Studio Room/Open Plan Fitted Kitchen
15'11 x 13'2 (4.85m x 4.01m)
Electric radiator. Double glazed windows.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extract cooker hood. Integrated fridge and dishwasher.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawer under. Extractor fan. Frosted double glazed window.

EPC = D

Council Tax Band = A



Studio

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.

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: £130 per annum
Maintenance: £883.41 paid half yearly
Lease: 125 years from 2020. We have been informed 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.