



**Upperton Gardens, Eastbourne BN21 2AH**

**welcome to**

## **Upperton Gardens, Eastbourne**

A one bedroom second floor flat, situated in the popular Upperton area of Eastbourne, within easy reach of the town centre and mainline station. The property offers a bright living space, fitted kitchen, double bedroom and bathroom, making it an ideal first-time purchase or investment opportunity.



### Communal Entrance

Stairs leading to second floor.

### Entrance Hall

Storage cupboard.

### Lounge

Two windows to the front aspect. Radiator.

### Kitchen

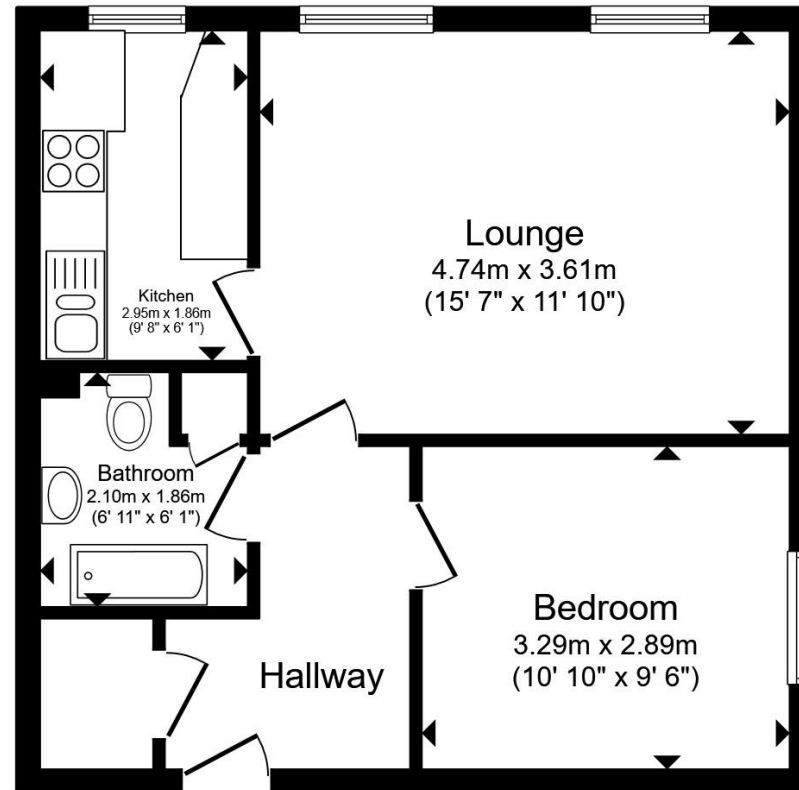
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for oven. Space and plumbing for washing machine. Partly tiled walls. Boiler. Window to the front aspect.

### Bedroom

Window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Part tiled walls throughout. Built in cupboard.



Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Upperton Gardens, Eastbourne

- ONE BEDROOM SECOND FLOOR FLAT
- GOOD SIZE DOUBLE BEDROOM
- UPPERTON LOCATION
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- IDEAL FIRST-TIME BUY OR INVESTMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2481.96

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£155,000 - £165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN120958 - 0002

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