PHIL HALL
ESTATE AGENTS



The Upperton 20 Upperton Road

Eastbourne, BN21 1AG

£180,000

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Phil Hall Estate Agents brings to the market this beautifully presented two bedroom third floor apartment, forming part of the impressive The Upperton development, ideally positioned within easy walking distance of Eastbourne town centre, mainline railway station and seafront. Offering a wonderful combination of contemporary living, quality finishes and views towards the South Downs, this stylish apartment is perfect for those seeking a modern, low-maintenance home in a highly convenient location. With the added benefits of secure gated underground parking, lift access and being offered to the market chain free, this is an opportunity not to be missed.

Originally converted in 2019, The Upperton is a striking development where attention to detail and quality are immediately apparent. From the moment you step inside the stunning communal entrance lobby, you are greeted by an impressive interior, thoughtfully designed using premium materials and contemporary finishes to create a welcoming and sophisticated environment for residents and visitors alike. The building offers excellent accessibility, with two lifts, communal stairwell and disabled access, making it both practical and appealing.

The development has also been designed with security and convenience in mind. Residents benefit from secure key fob access to both the building and underground car park, together with CCTV coverage of the entrance lobby, front and rear of the building and both parking levels. Further features an electric vehicle charging point, attractive ambient external lighting and two separate bicycle storage areas. The apartment also benefits from its own allocated parking space within the secure gated underground car park, a particularly valuable addition for such a central location.

Taking one of the lifts or communal stairwells to the third floor, you arrive at the apartment, where a welcoming entrance hall provides access to all the accommodation.





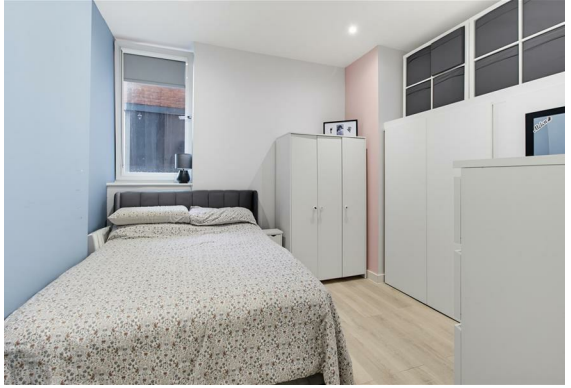




















The hallway offers excellent practicality, with two useful built-in storage cupboards, one of which discreetly houses the washing machine, helping to keep the main living areas uncluttered.

Undoubtedly one of the highlights of this lovely home is the bright and spacious open-plan living room, dining area and kitchen. Large windows flood the room with natural light whilst providing attractive views towards the South Downs, creating a wonderful backdrop to everyday living. The reception area has been thoughtfully arranged to comfortably accommodate a selection of lounge furniture, with additional space for a dining table, making it equally suited to relaxing at home or entertaining friends and family.

The contemporary kitchen blends seamlessly into the living space, creating a sociable and practical layout. Beautifully fitted with a range of modern wall-mounted and matching base units, complemented by work surfaces, the kitchen offers excellent storage and preparation space. A comprehensive selection of integrated appliances includes an electric oven, hob with extractor hood above, dishwasher, fridge and freezer. Whether preparing a quiet evening meal or hosting guests, the open-plan arrangement ensures the kitchen remains very much part of the living experience.

Returning to the entrance hall, the apartment offers two well-proportioned bedrooms, both presented in keeping with the modern finish found throughout the property. The principal bedroom benefits from fitted wardrobes, providing excellent storage without compromising on floor space, whilst the second bedroom offers flexibility for use as a guest bedroom, home office or additional sleeping accommodation.

Completing the accommodation is a stylish, contemporary bathroom, fitted with a modern white three-piece suite comprising a panel-enclosed bath, wash hand basin and WC, providing a clean and fresh finish.

As the building was converted in 2019, we understand that the development also benefits from the remaining term of a ten-year new-build guarantee, together with the remainder of a five-year warranty on integral appliances, where applicable. Prospective purchasers are advised to verify the existence, remaining terms and transferability of any warranties through their solicitor.

Entrance Hall

Open Plan Reception Room Full Measurement
20'01 x 16'10 (6.12m x 5.13m)

Living Area
16'10 x 9'08 (5.13m x 2.95m)

Kitchen Area
10'04 x 10'01 (3.15m x 3.07m)

Bedroom One
10'03 x 9'01 (3.12m x 2.77m)

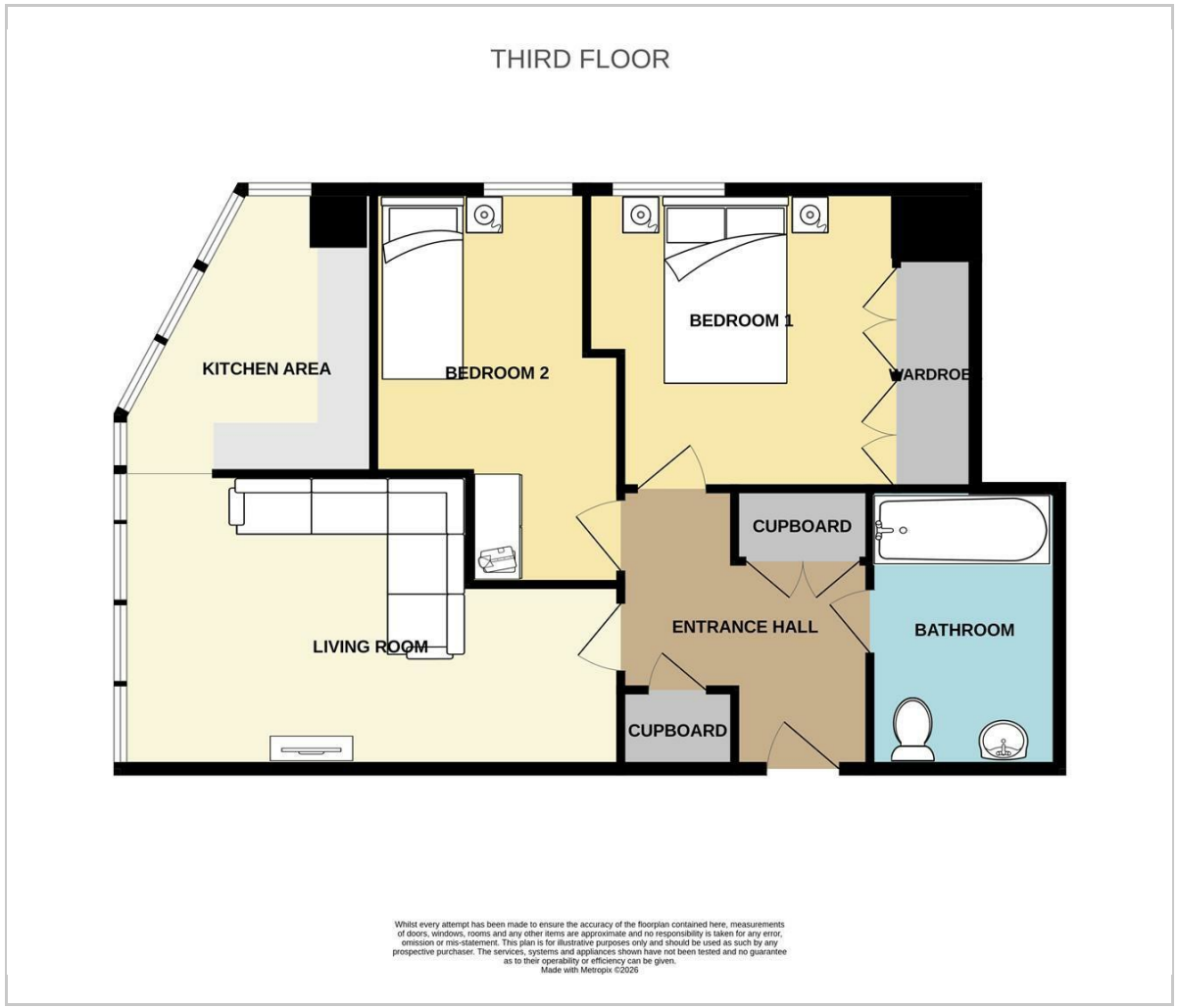
Bedroom Two
13'10 max x 6'06 max (4.22m max x 1.98m max)

Bathroom
9'05 x 6'03 (2.87m x 1.91m)

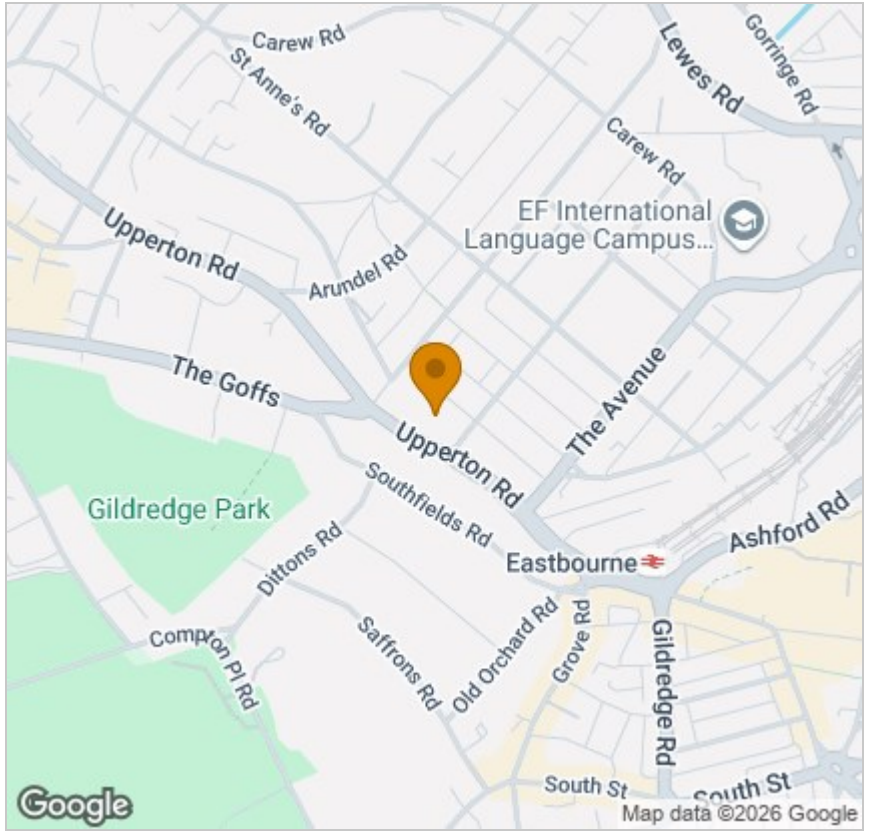
Outside and Parking
A particularly appealing feature of this apartment is the secure, gated underground parking, where the property benefits from its own allocated parking space, accessed via a secure key fob system. The development also provides an electric vehicle charging point, two dedicated bicycle storage areas and attractive external lighting, all contributing to the convenience and quality of the development.

Lease Information
We have been advised that the property is leasehold and that there is approx 122 years remaining on the lease, service charge £1600 per annum, the ground rent is £250 per annum and buildings insurance is £400 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

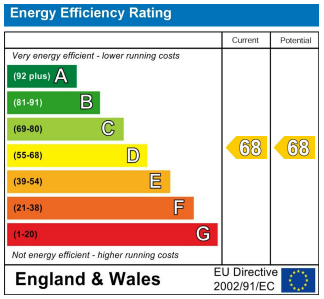
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk