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Taylor Engley









18 The Limes Upperton Road, Eastbourne, BN21 1JT
Price £200,000 Leasehold - Share of Freehold

*** CHAIN FREE * SHARE OF FREEHOLD * Taylor Engley are pleased to bring to the market this well presented two bedroom fourth floor flat, ENJOYING STUNNING FAR REACHING VIEWS across Eastbourne to the South Downs. The property benefits from a modern fitted kitchen with built-in appliances, a spacious living room and a good size balcony. EPC = C**



*** HALLWAY * SITTING ROOM * TWO BEDROOMS WITH BUILT-IN WARDROBE CUPBOARDS * MODERN FITTED KITCHEN * BATHROOM * WC * BALCONY ***

The property is conveniently located, being within walking distance to Eastbourne town centre, the train station and Gildredge Park.





COMMUNAL ENTRANCE HALL
Stairs or lift to the 4th floor, door to:

HALLWAY
Two built-in storage cupboards, airing cupboard housing the hot water cylinder.

SITTING ROOM
17'2" x 12'11" (5.23m x 3.94m)
Double aspect room with windows to front and side enjoying stunning views across Eastbourne to the South Downs. Night storage heater, entryphone system, door to balcony.

BALCONY
Enjoying beautiful views.

MODERN FITTED KITCHEN
9'6" x 6'4" (2.90m x 1.93m)
Fitted with modern grey gloss fronted cupboards and drawers, integral dishwasher and fridge freezer, sink unit, space for washing machine, built-in oven and microwave, electric hob with extractor hood over, double glazed window to side enjoying far reaching views across Eastbourne.

BEDROOM ONE
13' x 12'10 (3.96m x 3.91m)
Double glazed window with outlook to front enjoying far reaching views across to the South Downs, door to balcony, night storage heater, built-in wardrobe cupboards offering hanging, shelf and drawer space.

BEDROOM TWO
13'9" x 8'2" (4.19m x 2.49m)
Built-in wardrobe cupboards offering hanging, shelf and drawers space, double glazed window to side enjoying far reaching views across Eastbourne.

BATHROOM
White suite comprising bath with mixer tap and shower attachment, washbasin with cupboards below, heated towel rail.

CLOAKROOM/WC
White suite comprising low level WC, washbasin with cupboards below.

OUTSIDE
Parking spaces (on a first come first serve basis, with a parking permit), communal gardens, bin storage, and communal bike storage room.

PLEASE NOTE:
The lease is 998 years from the 1st of January 2003. The service charge for the period 25th September 2026 to 24th of December 2026 is £518.65.

(All details concerning the terms of the lease and outgoings are to be verified).

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

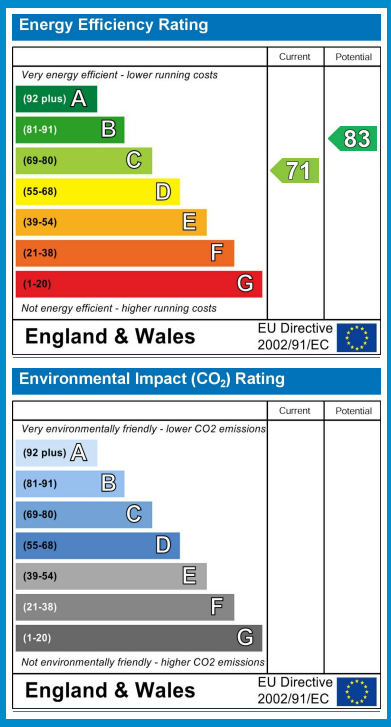
COUNCIL TAX BAND:
Council Tax Band C.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.







We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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