TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£190,000 - £210,000









1 Sherborne Court, Upperton Road, Eastbourne, BN21 1LU

****GUIDE PRICE £190,000 TO £210,000****
An extremely well presented two bedroom ground floor apartment. Forming part of this popular block in Upperton the flat benefits from a wonderful refitted kitchen with Corian worktops, double aspect lounge with access to small patio, double glazing and night storage heating. Motcombe Village with its local shops, Waitrose and gardens are all within comfortable walking distance. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.

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Main Features

- Well Presented Upperton Apartment
- 2 Bedroom
- Ground Floor
- Double Aspect lounge
- Small Patio Area
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Residents Parking Facilties

Entrance
Communal entrance with security entryphone system. Ground floor private entrance door to –

Hallway
Night storage heater. Entryphone handset. Airing cupboard housing replacement hot water cylinder.

Double Aspect Lounge
19'1 x 11'9 (5.82m x 3.58m)
Electric heater. Coved ceiling. Television point. Double glazed window to side aspect. Double glazed window and door to small private patio.

Fitted Kitchen
10#5 x 5'10 (3.05m#1.52m x 1.78m)
Wonderful refitted kitchen with range of grey highgloss wall and base units. Corian worktop with inset single drainer sink bowl with mixer tap. Built-in electric hob and oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window.

Bedroom 1
15'0 x 10'11 (4.57m x 3.33m)
Night storage heater. Coved ceiling. Built-in double wardrobe. Double glazed window to front aspect.

Bedroom 2
10'6 x 7'7 (3.20m x 2.31m)
Coved ceiling. Built-in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin with chrome mixer and cupboard below. Fitted mirror with fixed shelving. Part tiled walls. Frosted double glazed window. Chrome heated towel rail.

Outside
The flat has residents parking facilities to the rear and lawned communal gardens to the front.

EPC = E

Council Tax Band = B

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: N/A
Maintenance: £521.25 per quarter which includes water & sewage
Lease: 125 year from 2002. We have been advised 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.