



# TOWN FLATS



01323 416600

Leasehold

1 Bedroom

1 Reception

1 Bathroom

**Guide Price  
£160,000 - £170,000**



## Flat 6, 30 Upperton Gardens, Eastbourne, BN21 2AH

\*\*\*GUIDE PRICE £160,000 to £170,000\*\*\*

A well presented one bedroom second floor converted flat forming part of this attractive residence. Enviablely situated in Upperton overlooking the gardens the flat is conveniently located for the nearby town centre and Eastbourne's mainline railway station. The flat benefits from a modern kitchen and bathroom. Oak flooring and an extended lease term. Being offered CHAIN FREE an internal inspection comes very highly recommended.

Flat 6, 30 Upperton Gardens,  
Eastbourne, BN21 2AH

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### Main Features

- Converted Upperton Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Sash Windows
- Oak Flooring
- Extended Lease Term
- CHAIN FREE

### Entrance

Communal entrance with security entryphone system. Stairs to second floor private entrance door to -

### Hallway

Large built-in cupboard with hanging rail and light. Entryphone handset. Solid oak flooring.

### Lounge

15'7 x 11'10 (4.75m x 3.61m )

Radiator. Coved ceiling. Television point. Solid oak flooring. Door to kitchen. Two sash windows to front aspect with views overlooking gardens.

### Fitted Kitchen

9'8 x 6'1 (2.95m x 1.85m )

Modern range of fitted wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Part tiled walls. Wall mounted gas boiler. Sash window to front aspect with far reaching views over the park.

### Bedroom

10'10 x 9'6 (3.30m x 2.90m )

Radiator. Sash window to side aspect.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower over. Pedestal wash hand basin with chrome mixer tap. Low level WC. Part tiled walls. Extractor fan.

EPC = C

Council Tax Band = A

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: £75 half yearly**

**Maintenance: £620.49 per quarter**

**Lease: 125 years from 2015. 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.