



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £85,000 - £95,000



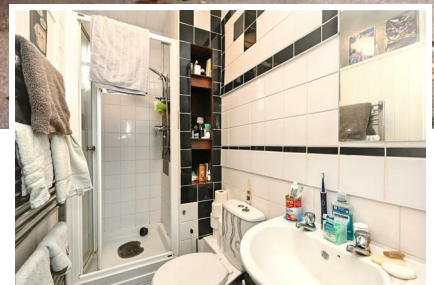
0 Bedroom



1 Reception



1 Bathroom



## 3 St Kilda Mansions, Upperton Road, Eastbourne, BN21 1ER

\*\*\*INVESTORS ONLY\*\*\*

GUIDE PRICE £85,000 TO £95,000. A second floor converted flat with the benefit of a garage, offered for sale with the tenant remaining in situ. The property is situated within a few minutes' walk of Eastbourne train station, making it well positioned for commuter and rental demand. Located on the borders of Upperton, Old Town and the Town Centre, the flat enjoys a convenient and central setting. The accommodation is arranged as a studio apartment with a separate kitchen/dining room and shower room/WC. Further features include gas central heating and partial double glazing. This property represents a straightforward investment opportunity in an established and popular residential location. The current owner rents the apartment and garage under separate agreements.



[www.town-property.com](http://www.town-property.com)



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3 St Kilda Mansions,  
Upperton Road,  
Eastbourne, BN21 1ER

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## Main Features

- INVESTORS ONLY
- Upperton Studio Apartment
- Second Floor
- Bay Windowed Studio Room
- Fitted Kitchen/Diner
- Shower Room/WC
- Gas Central Heating
- Garage With Up & Over Door
- Comfortable Walking  
Distance From Eastbourne  
Town Centre & Railway  
Station

## Entrance

Communal entrance with stairs to second floor private entrance door to -

## Fitted Kitchen/Diner

15'0 x 8'11 (4.57m x 2.72m)

Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Inset electric hob. Boiler. Plumbing and space for washing machine. Single glazed window to side aspect.

## Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Single glazed window to side aspect.

## Bay Windowed Studio Room

12'4 x 11'9 (3.76m x 3.58m )

Radiator. Double glazed bay window to front aspect.

## Parking

Garage with up & over door.

EPC = D

Council Tax Band = A

## AGENTS NOTE:

The vendor advises that the monthly income for the flat & garage is: £725pcm.

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: Awaiting confirmation**

**Maintenance: £196 per calendar month**

**Lease: 105 years remaining. We have been advised of the remaining 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.