



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £159,950



2 Bedroom



1 Reception



1 Bathroom



## Flat 4, 15 Upperton Gardens, Eastbourne, BN21 2AA

A wonderfully spacious and characterful split level apartment, forming part of an attractive period conversion and offered to the market with no onward chain and a share of freehold. Accessed via the second floor, the principal accommodation is arranged across the third floor, where the property enjoys impressive room proportions and attractive views over Upperton Gardens. The apartment offers a fantastic opportunity for buyers seeking generous living space and the chance to update and personalise to their own taste. The bright and airy accommodation benefits from double glazing and gas central heating throughout. A particular highlight is the exceptionally large principal bedroom, providing an abundance of space and flexibility, while the second bedroom is best suited as a nursery, home office, dressing room or occasional single bedroom. The apartment also offers a well proportioned living room, separate kitchen and bathroom, all with excellent potential for modernisation. Ideally located within comfortable walking distance of Eastbourne railway station, The Beacon shopping centre and a wide range of amenities, this is an excellent opportunity to secure a distinctive home in a highly convenient central location.



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## Main Features

- Spacious Split Level Apartment In Attractive Period Conversion
- Share Of Freehold & No Onward Chain
- Principal Accommodation Arranged On The Third Floor
- Attractive Views Over Upperton Gardens
- Exceptionally Large Principal Bedroom
- Versatile Second Bedroom Ideal As Nursery, Office or Dressing Room
- Double Glazing & Gas Central Heating
- Generous Room Sizes Throughout
- Requires Updating & Offers Excellent Potential
- Walking Distance To Eastbourne Station, The Beacon & Town Centre Amenities

## Entrance

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

## Hallway

Split level stairs & landings. Radiator. Entryphone handset. Airing cupboard.

## Lounge

17'11 x 16'4 (5.46m x 4.98m)

Radiator. 2 Double glazed windows to rear aspect.

## Fitted Kitchen/Breakfast Room

10'4 x 8'10 (3.15m x 2.69m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing & space for washing machine. Space for fridge/freezer and cooker. Coiler. Double glazed window to front aspect.

## Bedroom 1

14'4 x 12'9 (4.37m x 3.89m)

Radiator. Double glazed window to front aspect.

## Bedroom 2

8'10 x 6'11 (2.69m x 2.11m)

Radiator. Double glazed window to rear aspect.

## Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

EPC = D

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: £100 per calendar month**

**Lease: 999 years from 1985. 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.