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Taylor Engley

Flat 6, Selmeston House Upperton Road, Eastbourne, BN21 1LS
Price Guide £150,000 Leasehold

Taylor Engley are delighted to offer to the market this TWO BEDROOMED THIRD FLOOR PURPOSE BUILT APARTMENT situated in the Upperton area of Eastbourne. This spacious apartment enjoys stunning southerly views over the Old Town towards the South Downs. The accommodation on offer consists of a private entrance hall, spacious living room, fitted kitchen, two bedrooms and a bathroom. A further feature is the balcony from which panoramic views can be enjoyed. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately half a mile distant. EPC = C

*** HALLWAY * SPACIOUS LIVING ROOM WITH VIEWS TO THE SOUTH DOWNS * BALCONY * KITCHEN * TWO BEDROOMS * BATHROOM ***

DIRECTIONS: From Eastbourne town centre proceed in a north westerly direction along the Upperton Road, continue until eventually Selmeston House can be found on the left hand side.

COMMUNAL ENTRANCE HALL
Stairs or lift to the third floor. Door to:

ENTRANCE HALL
Radiator, built-in storage cupboard, entryphone system.

LIVING ROOM
16'5" x 12'11" (5.00m x 3.94m)
Full width double glazed windows with far reaching views to the South Downs, radiator, serving hatch to kitchen, door to:

BALCONY
Enjoying far reaching views across Old Town to the South Downs.

KITCHEN
8'9" x 7' (2.67m x 2.13m)
Fitted with a range of wood effect cupboards and drawers, space for cooker, washing machine and fridge freezer, work surfaces, sink unit, double glazed window with outlook to side, wall mounted Viessmann boiler.

BEDROOM ONE
12'10" x 10'9" (3.91m x 3.28m)
Double glazed window with outlook to front, radiator.

BEDROOM TWO
10'7" x 8'9" (3.23m x 2.67m)
Double glazed window with outlook to side, radiator.

BATHROOM
8'9" x 5'5" max (2.67m x 1.65m max)
White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, double glazed window to side, heated towel rail.

GROUND FLOOR STORE ROOM

PLEASE NOTE:
The lease expires on the 28/09/2154, so approximately 128 years remaining. We have been advised the service charge for the period 24/06/2026 - 28/09/2026 is £901.62.

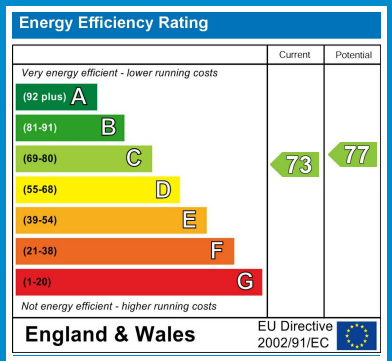
(All outgoings and terms of lease are subject to verification).

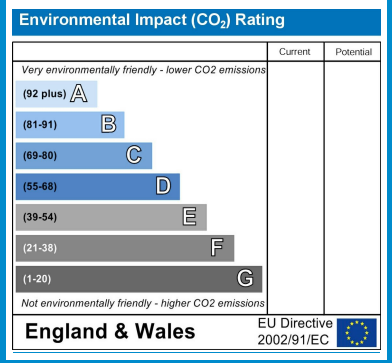
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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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