



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £155,000-£170,000



2 Bedroom



1 Reception



1 Bathroom



## Flat 2, 16a Upper Avenue, Eastbourne, BN21 3XJ

This well presented two bedroom first floor flat, currently arranged as a spacious one bedroom layout with a walk-in wardrobe, offers bright, good sized rooms and excellent versatility. The previous owners used Bedroom One as the lounge and the lounge as Bedroom One, giving the property a flexible configuration that can easily be adapted to suit your needs. With gas central heating, double glazing, and an inviting interior, the flat provides comfortable and practical living throughout. Located in the highly sought after Upperton area, the property is perfectly positioned close to Eastbourne's train station, town centre, seafront and The Beacon shopping centre. Benefitting from a share of freehold and low service charges, this attractive home combines convenience, value and adaptable living space in a prime setting - ideal for first time buyers, downsizers or investors.

Flat 2, 16a Upper Avenue,  
Eastbourne, BN21 3XJ

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### Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing

### Entrance

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

### Hallway

Entryphone handset.

### Lounge (Currently Used As Bedroom 1)

14'5 x 9'4 (4.39m x 2.84m )

Radiator. Double glazed window to rear aspect.

### Fitted Kitchen

10'4 x 9'1 (3.15m x 2.77m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Double glazed window to front aspect.

### Bedroom 1 (Currently Used As Lounge)

14'9 x 12'1 (4.50m x 3.68m )

Radiator. Double glazed windows to front and rear aspects.

### Bedroom 2 (Currently Used As Walk-In Wardrobe)

7'9 x 7'0 (2.36m x 2.13m )

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Suite comprising panelled bath with shower above and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Frosted double glazed window.

Council Tax Band = A

EPC = C

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: As & when required PLUS £300 per annum towards building insurance**

**Lease: 965 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.