TOWN FLATS

01323 416600

Leasehold - Share of Freehold

£220,000

2 Bedroom | 1 Reception | 1 Bathroom

18 The Limes, Upperton Road, Eastbourne, BN21 1JT

An extremely well presented 2 bedroom 4th floor apartment that benefits from glorious panoramic views over Eastbourne towards the South Downs. Being sold CHAIN FREE the flat forms part of this popular block in Upperton that benefits from 2 double bedrooms, a refitted kitchen, bathroom, separate cloakroom, double glazing and electric heating. A sun balcony is accessed off the lounge and bedroom. With a share of the freehold an internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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Main Features

- Extremely Well Presented Upperton Apartment
- 2 Bedrooms
- Fourth Floor
- Lounge
- Sun Balcony With Stunning Views Towards The South Downs
- Fitted Kitchen
- Bathroom & Separate Cloakroom
- Double Glazing & Night Storage Heating
- Residents Parking Facilities
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to 4th floor private entrance door to -

Hallway
Airing cupboard housing hot water cylinder. 2 built-in cupboards with overhead storage.

Double Aspect Lounge
17'0 x 12'9 (5.18m x 3.89m)
Night storage heater. Coved ceiling. Dado rail. Entryphone handset. Double glazed windows to front and side aspects. Double glazed door to -

Sun Balcony
With stunning panoramic views over Eastbourne towards the South Downs.

Fitted Kitchen
9'5 x 6'4 (2.87m x 1.93m)
Range of refitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap with drinking water filter system (included). Built-in electric hob. Eye level double oven. Plumbing and space for washing machine. Integrated dishwasher and fridge/freezer. Part tiled walls. Double glazed window.

Bedroom 1
13'1 x 12'10 (3.99m x 3.91m)
Night storage heater. Range of fitted wardrobes. Double glazed window. Double glazed door to sun balcony.

Bedroom 2
13'10 x 8'2 (4.22m x 2.49m)
Fitted wardrobes. Double glazed window with views over Eastbourne.

Bathroom
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard under. Tiled walls. Chrome heated towel rail. Extractor fan.

Separate Cloakroom
Low level WC. Vanity unit with inset wash hand basin and cupboard under. Extractor fan.

Outside
The development has lawned communal gardens to the front.

Parking
Residents parking facilities to the side (parking permit included).

EPC = C

Council Tax Band = 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: £2074.60 per annum
Lease: 999 years from 2003. 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.