



Apartment 9 The Upperton 20 Upperton Road  
Eastbourne, BN21 1AG

Guide price £130,000



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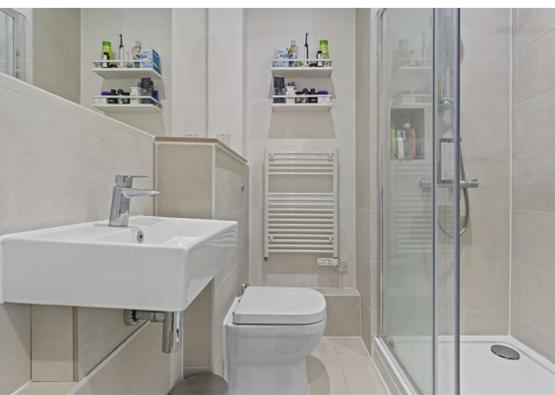
Phil Hall Estate Agents welcomes to the market this well presented property located in the heart of Eastbourne, within easy walking distance of the town centre and Eastbourne train station. This beautifully appointed one-bedroom first floor apartment is situated in The Upperton – a prestigious and contemporary residential development completed in 2020. Offering the perfect blend of modern design, convenience, and security, the property is ideally suited to first-time buyers, professionals, downsizers, or those seeking a smart investment in a well-connected location.

Positioned on the west side of the building, the apartment benefits from an abundance of natural light, enhanced by large double-glazed windows and impressive ceiling heights which create a sense of openness and space. The layout is intelligently designed, featuring an inviting entrance hallway with two useful storage cupboards – one housing the hot water cylinder and plumbing for a washing machine. The open-plan living and kitchen area is the heart of the home, with ample room for both relaxing and dining. The modern fitted kitchen includes sleek wall and base units, an electric hob and oven, and integrated appliances including a dishwasher and fridge, providing both functionality and a clean, contemporary aesthetic.

The double bedroom is bright and well-proportioned, featuring two open wardrobes and a large window to the rear aspect. The shower room is stylish and practical, with a walk-in shower enclosure, concealed cistern WC, wash basin, heated towel rail, extractor fan, and tiled flooring with part-tiled walls – all contributing to a crisp, modern finish. Heating is provided by electric radiators, ensuring comfort throughout.

A key highlight is the allocated underground parking space, located within a secure gated car park that also features an electric vehicle charging point and ambient exterior lighting for safety and convenience.





Guide Price £130,000 to £140,000

#### LOCATION, LOCATION, LOCATION

The Upperton enjoys a prime location on Upperton Road, just a short walk from Eastbourne's vibrant town centre and mainline train station, offering direct links to London, Brighton, and Hastings. Residents benefit from easy access to a wide range of shops, cafés, restaurants, and leisure facilities, as well as the nearby seafront and award-winning promenade. The area also offers excellent road connections, making travel in and out of Eastbourne simple and convenient. With green spaces, cultural attractions, and the stunning South Downs National Park close by, this is a superbly connected and well-rounded location for modern living.

#### The Upperton

The building itself sets a high standard, with secure key fob access, CCTV coverage across the entrance, lobby, and both levels of the car park, and an exceptionally well-presented communal lobby. Residents benefit from a range of premium amenities including two lifts, stairwells at either end of the building, two secure bike storage areas, and designated visitor parking.

Designed with accessibility in mind, The Upperton includes a disabled electronic ramp and full lift access to all floors. As the development was converted in 2020, the property comes with the remainder of a 10-year new build guarantee, offering peace of mind for years to come. There is also the option to purchase the property partially furnished, providing a convenient turnkey solution for buyers.

#### Communal Entrance Hall

With either stairs or lift

#### Private Entrance Hall

#### Living Area

9'11 x 9'09 (3.02m x 2.97m)

#### Kitchen/Breakfast Area

7'09 x 7'03 (2.36m x 2.21m)

#### Bedroom

9'03 x 9'00 (2.82m x 2.74m)

#### Shower Room

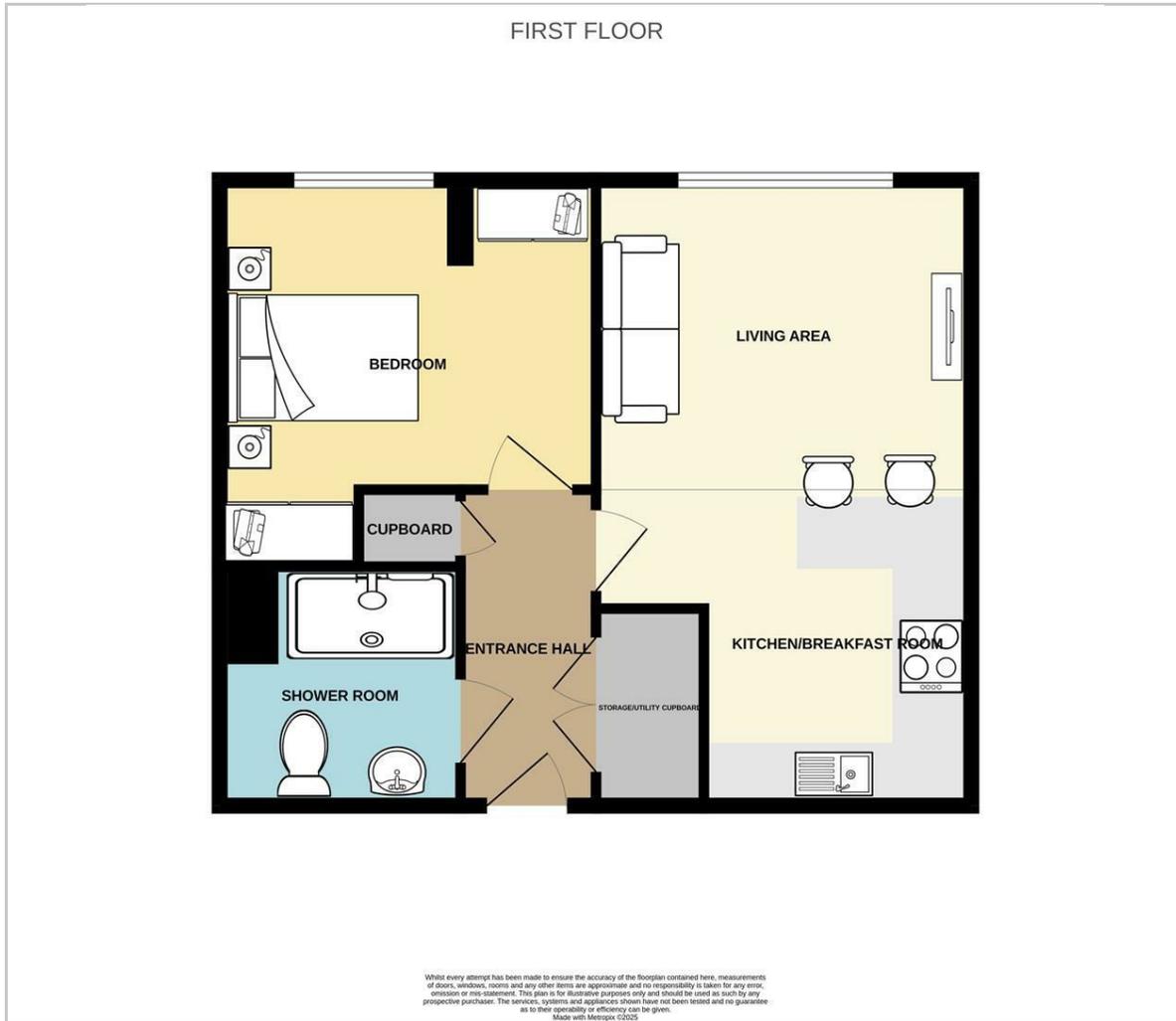
6'00 x 5'06 (1.83m x 1.68m)

#### Underground Parking Space

#### Lease Information

We have been advised that the property is leasehold and that there is approx 119 years remaining on the lease, service charge £1586 per annum and the ground rent is £160 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

