



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



**welcome to**

## **The Limes Upperton Road, Eastbourne**

A well-presented one-bedroom purpose-built ground floor flat in the sought-after Upperton area of Eastbourne. The property offers a bright living room, separate kitchen, double bedroom, and bathroom. Benefits include a share of freehold, garage, and a chain-free sale.



## Communal Entrance

### Entrance Hall

Entry phone system.

### Lounge

Window to the front aspect. Fire place.

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Oven and hob with cooker hood above. Tiled splash back. Space for fridge / freezer.

### Bedroom

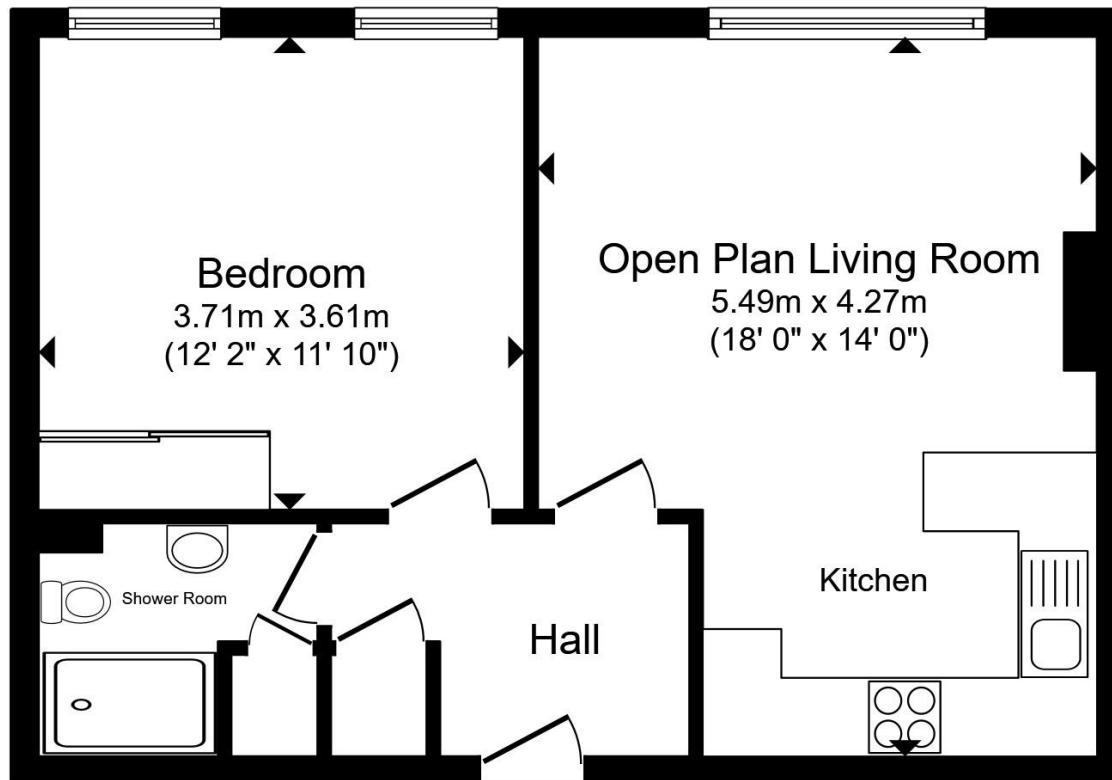
Window to the front aspect. Storage heater. Built in wardrobes.

### Bathroom

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 44.3 m<sup>2</sup> (477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [fox-and-sons.co.uk/Property/EBN120085](http://fox-and-sons.co.uk/Property/EBN120085)



welcome to

## The Limes Upperton Road, Eastbourne

- ONE DOUBLE BEDROOM
- PURPOSE BUILT GROUND FLOOR FLAT
- SHARE IN THE FREEHOLD
- CHAIN FREE
- GARAGE

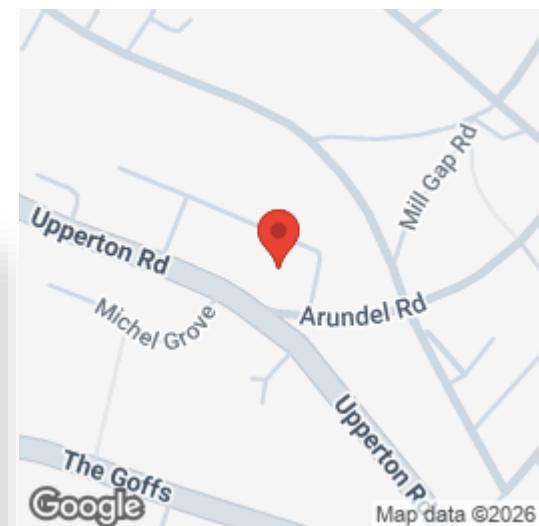
Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2074.60

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £160,000



view this property online [fox-and-sons.co.uk/Property/EBN120085](http://fox-and-sons.co.uk/Property/EBN120085)



Property Ref:  
EBN120085 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)