



OAKFIELD



Upperton Road, Eastbourne, BN21 1ET

Offers In Excess Of £165,000



## Upperton Road, Eastbourne, BN21 1ET

This spacious second-floor apartment is ideally positioned in the heart of Eastbourne, just a short walk from the town centre, seafront and mainline railway station. Offering generous proportions, ample storage and the rare benefit of a private garage, it represents an excellent opportunity for those seeking convenience and potential in a central location.

The accommodation is arranged around a welcoming hallway and includes a bright living room with space for both seating and dining, a well-sized kitchen, two double bedrooms and a family bathroom. The master bedroom further benefits from its own en-suite shower room, making the layout practical and versatile.

While the property would benefit from some making good and modernisation, it provides a fantastic canvas for buyers to update and personalise. Its spacious floor plan and natural light offer strong foundations for creating a stylish and comfortable home.

The apartment is offered chain free and comes with a share of the freehold, with 969 years remaining on the lease. The inclusion of a single car garage adds to its appeal, offering secure parking or additional storage in this desirable town centre setting.





### Living Room

15'3" x 14" (4.65m x 4.27m )

### Kitchen

14'5" x 6'0" (4.39m x 1.83m)

### Bedroom 1

13'10" x 12'6" (4.22m x 3.82m)

### Bedroom 2

13'10" x 8'10" (4.22m x 2.69m)

### Bathroom

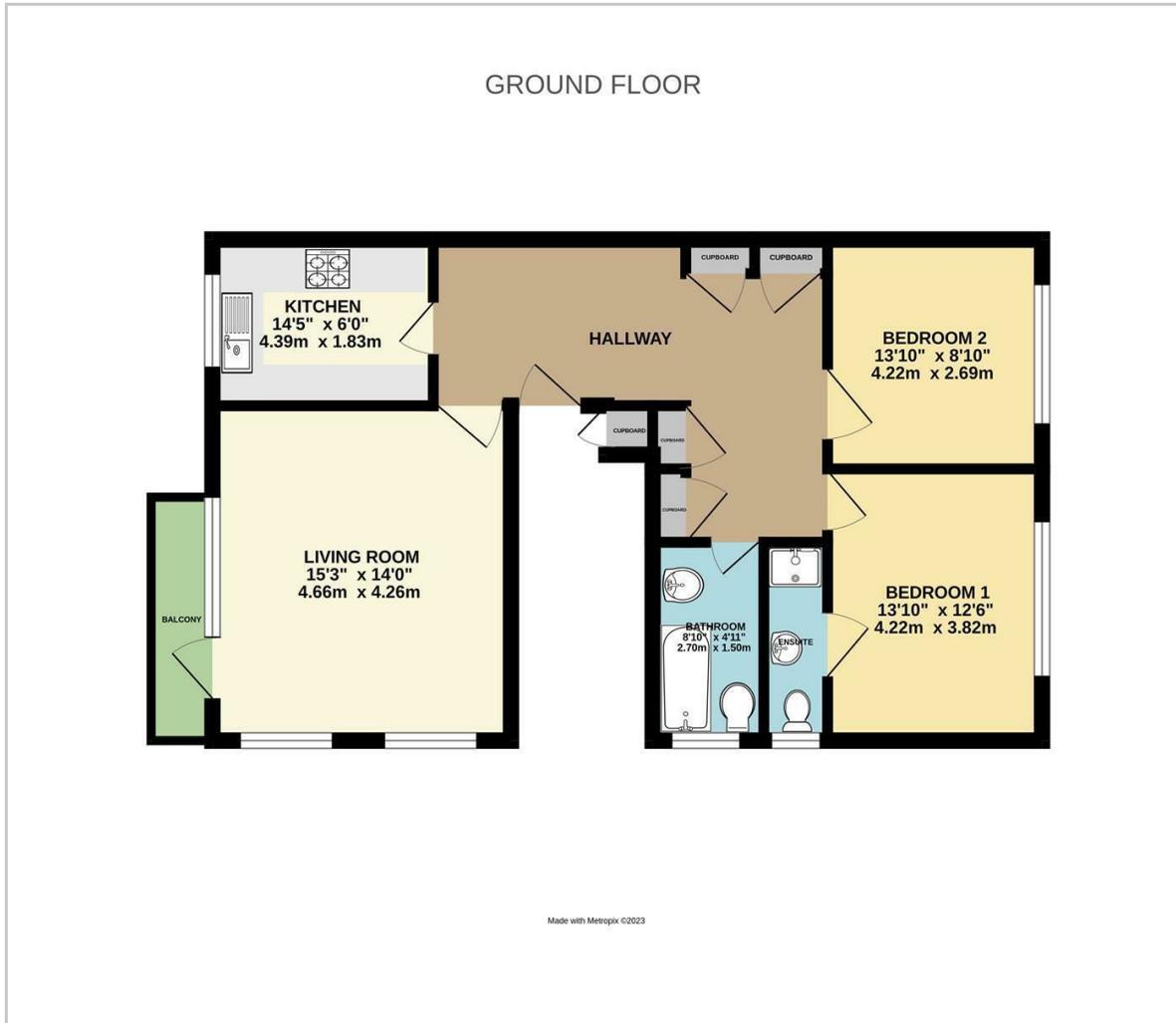
8'10" x 4'11" (2.70m x 1.50m)

### Lease information

The seller advises that the property is offered as Share of freehold and has approximately 969 years remaining on the lease. The service charge is £1,834.33 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

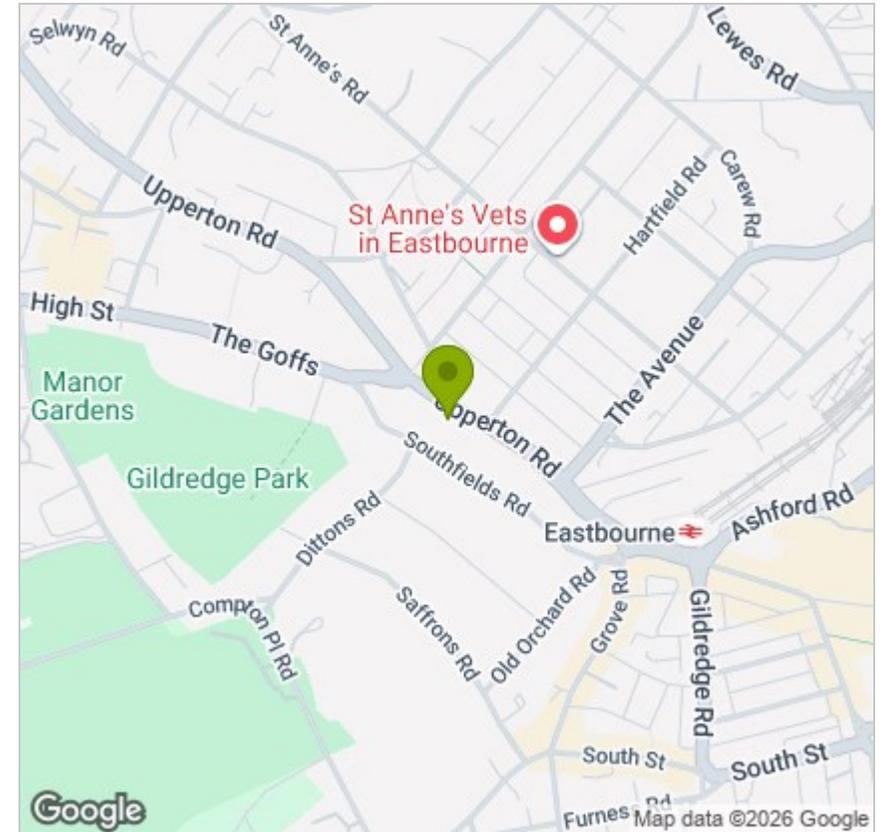


## Viewing

Please contact us on 01323 723 500 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.

## Area Map



## Energy Efficiency Graph

