



St. Helenas Court 7 Mill Road, BN21 2LY

Asking Price £177,500

EMSLIE &  
TARRANT



# St. Helenas Court 7 Mill Road, Eastbourne,

**BN19 4 9LW**

IDEALLY SITUATED IN THE POPULAR UPPERTON AREA – A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WHICH HAS BEEN MUCH IMPROVED BY THE CURRENT VENDOR, INCLUDING A REFITTED KITCHEN AND SHOWER ROOM, BRAND NEW ELECTRIC WATER HEATER AND RECENTLY REPLACED GARAGE ROOF.

The apartment provides bright and well planned accommodation extending to approximately 622 sq.ft. and is offered for sale with no onward chain. The accommodation comprises a generous entrance hallway, good sized lounge, refitted kitchen, two bedrooms and a spacious shower room/wc. Further benefits include double glazing, electric heating, a brand new electric water heater and a lease in excess of 900 years.

The property further benefits from well maintained communal gardens together with a private lock-up garage, the roof of which the vendor has advised has recently been replaced.

An internal inspection is highly recommended by the vendors' sole agent as above.

## LOCATION

The property occupies a convenient position within the popular Upperton area of Eastbourne, with the local facilities of Motcombe Village close by, including local shops and Waitrose. The property is also situated on a bus route, whilst Eastbourne town centre with its comprehensive range of shopping facilities, mainline railway station, seafront and theatres is readily accessible.

## ACCOMMODATION AND APPROXIMATE ROOM SIZES

Communal entrance with security entry phone system and private ground floor entrance door opening into

ENTRANCE HALL with entry phone handset and two built-in cupboards.

LOUNGE 14'2 x 13'3 (4.31m x 4.05m)

KITCHEN 11'2 x 8'7 (3.39m x 2.60m)

BEDROOM 1 13'3 x 11'4 (4.05m x 3.45m)

BEDROOM 2 8'10 x 7'11 (2.68m x 2.42m)

SHOWER ROOM/WC 8'1 x 7'11 (2.48m x 2.42m)

## OUTSIDE

The property benefits from well maintained communal gardens.

**GARAGE** – Lock-up garage with up and over door. The vendor has advised that the garage roof has recently been replaced.

## AGENTS NOTES

Tenure: Leasehold

Lease: In excess of 900 years remaining

Maintenance: To be advised

Council Tax: Eastbourne Borough Council Tax Band B

EPC Rating: E



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Accommodation Comprises  
Communal entrance with security entry phone system and private  
ground floor access to kitchen

Spacious entrance hall

Living Room – 14'2 x 13'3 (4.31m x 4.05m)

South facing balcony

Kitchen – 11'2 x 8'7 (3.39m x 2.60m)

Utility Room / Small Study

Bedroom 1 – 13'3 x 11'4 (4.05m x 3.45m)

Bedroom 2 – 8'10 x 7'11 (2.68m x 2.42m)

Shower Room – 8'1 x 7'11 (2.48m x 2.42m)

Private secured allocated under-building parking space

Attractive communal gardens

#### AGENTS NOTES

Tenure: Leasehold, to include a share of the Freehold

Lease: Balance of a 999-year lease

Maintenance: £912.66 six monthly, including water and sewerage  
charges, together with a further £552.50 contribution to the reserve  
fund

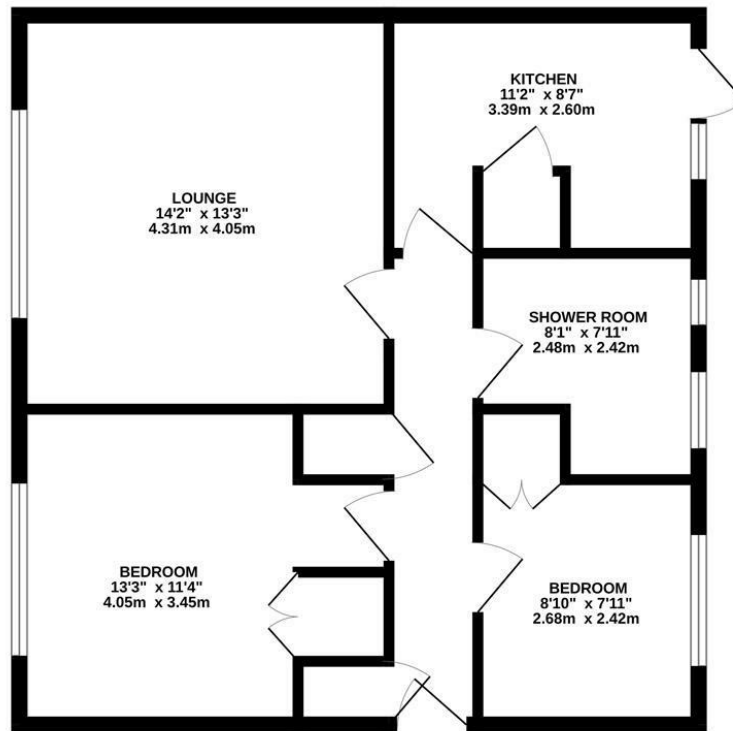
Council Tax: Eastbourne Borough Council – Band D

EPC Rating: D

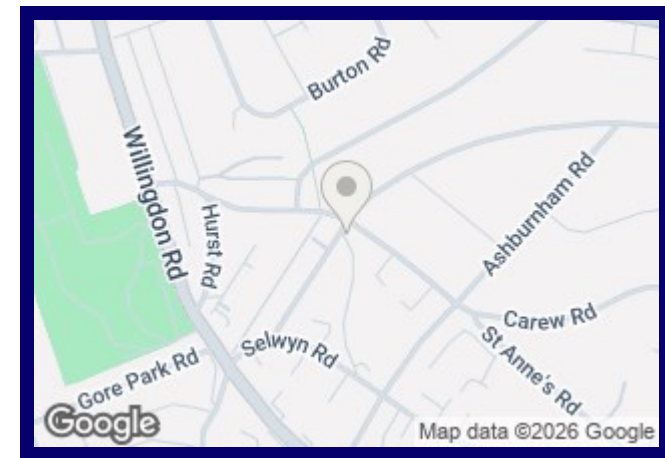
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GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

All material information relating to this property is provided by the vendor and is available upon request.

While Emslie & Tarrant make every effort to ensure that property details are accurate and up to date, we rely on information supplied by the vendor and do not independently verify its accuracy. These particulars do not constitute any part of an offer or contract and should not be relied upon as statements of fact. Any prospective purchaser should seek confirmation from their solicitor or other suitably qualified professional.

All measurements, floor plans and dimensions are approximate and provided for guidance purposes only. They should not be relied upon for the purchase of furnishings, fixtures or fittings. Please note that none of the services, systems, appliances or installations have been tested by Emslie & Tarrant, and no guarantee as to their operating ability or efficiency is given.

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