



Asking Price
£795,000
Freehold

Upperton Gardens, Eastbourne

- STUNNING VICTORIAN TOWNHOUSE
- PAINSTAKINGLY RESTORED
- VERSATILE ACCOMMODATION
- BEAUTIFUL KITCHEN
- LUXURY BATHROOM FACILITIES
- ROOF TERRACE/GARAGE & PARKING
- SIX BEDROOM, THREE RECEPTIONS

A SUPERB VICTORIAN TOWNHOUSE, one of only a few remaining unconverted buildings in the vicinity and extending to circa 2800 sq ft in size. SYMPATHETICALLY REFURBISHED and PAINSTAKINGLY RESTORED throughout with great attention to detail for modern living. Many CHARACTER FEATURES remain including corning, skirting boards, doors, windows, flooring and ORIGINAL FIREPLACES together with full restoration of the exterior to its original state. Exemplary and HUGELY VERSATILE accommodation to include TWO IMPRESSIVE RECEPTIONS, a STUNNING KITCHEN with separate BREAKFAST ROOM, SIX BEDROOMS with BEAUTIFULLY APPOINTED LUXURY SHOWER & EN-SUITE facilities. Pretty LANDSCAPED GARDENS & a ROOF TERRACE with OFF ROAD PARKING & a GARAGE complete the merits of this rarely available period home.

Situated in the popular Upperton area of Eastbourne, within 5 minutes walk of many amenities which include parks, Eastbourne's town with its Beacon retail shopping centre and train station providing direct links to London and Brighton, bus routes and more.

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Accommodation

Entrance Hall

Lounge 16'5" x 15'0" (5.02 x 4.59)

Family Room 15'0" x 14'3" (4.59 x 4.36)

Kitchen / Diner 21'3" x 10'7" (6.48 x 3.23)

Sun Room / Utility 8'9" x 7'6" (2.69 x 2.31)

WC

Stairs Leading To First Floor

Bedroom One 21'10" x 15'11" (6.67 x 4.87)

En-Suite Bathroom 15'7" x 14'7" (4.77 x 4.45)

Bedroom Five 12'5" x 11'4" (3.81 x 3.46)

Terrace

Shower Room

Stairs Leading To Second Floor

Bedroom Two 15'7" x 14'7" (4.77 x 4.45)

Bedroom Three 16'6" x 14'2" (5.04 x 4.32)

Bedroom Four 12'2" x 11'10" (3.71 x 3.61)

Bedroom Six 11'10" x 7'8" (3.62 x 2.34)

Shower Room

Agents Notes

EPC Rating: C

Council Tax Band: D



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Floorplan

Approx Gross Internal Area
294 sq m / 3164 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with: [Hunt Frame](#) 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.