TOWN FLATS

01323 416600

7 Embassy Court, 31 Lewes Road, Eastbourne, BN21 2BU

0 Bedroom | 1 Reception | 1 Bathroom

Leasehold

Guide Price
£90,000 - £110,000









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Located in the sought after Upperton area of Eastbourne, this exceptionally spacious studio apartment offers a fantastic opportunity for a wide range of buyers, including first-time buyers, downsizers and investors alike. Benefiting from its own private entrance, a garage, additional basement storage and residents' parking, the property provides both practicality and convenience. An extended 150-year lease further enhances its long-term appeal. Upperton is highly regarded for its close proximity to the hospital, town centre and excellent transport links, including regular bus routes. Internally, the apartment is beautifully presented and offers generous, versatile accommodation. The spacious studio layout provides clear potential to be reconfigured into a one-bedroom apartment, by relocating the kitchen into the main living area, subject to the necessary consents. This flexibility adds future value and broadens the property's appeal, while the current arrangement already provides comfortable and well-proportioned living space. Combining excellent presentation, adaptable accommodation and a highly convenient location, this is a rare opportunity to acquire a unique home with considerable potential in one of Eastbourne's most desirable residential areas.

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Main Features

- Perfect First Time Buy or Investment
- Exceptionally Spacious Studio Apartment
- Ground Floor
- Spacious Studio Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Dedicated Storage Area In The Basement
- Garage & Residents Parking Facilities
- Extended Lease Term

Entrance
Ground floor private entrance door to -

Entrance Porch
Radiator. Cupboard. Double glazed window and door to front aspect. Further obscured windows and door to -

Spacious Studio Room
16'1 x 15'11 (4.90m x 4.85m)
2 radiators. Double glazed windows to front and side aspects. Door to -

Inner Hallway
Cupboard.

Fitted Kitchen
9'5 x 9'4 (2.87m x 2.84m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Boiler. Plumbing and space for washing machine and dishwasher. Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and wall mounted shower. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Other Details
There is a dedicated storage area located in the basement.

Garage
There is a garage located to the rear of the block.

EPC = D

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £10 per annum
Maintenance: £962.54 paid quarterly
Lease: 189 years from 1987. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.