

Leasehold - Share of Freehold

£169,950





## 4 St Kilda Mansions, Upperton Road, Eastbourne, BN21 1ER

A unique two bedroom ground floor apartment forming part of this imposing residence. Enviably situated in Upperton within comfortable walking distance of the town centre and mainline railway station the flat offers well presented accommodation comprising of two double bedrooms, a refitted kitchen and bathroom, sealed unit double glazing and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.

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Main Features

Entrance

Communal entrance. Ground floor private entrance door to -

Converted Flat

Hallway

Radiator. Built-in cupboard. Stripped flooring. 2 Double Bedrooms

Ground Floor

Lounge

Lounge

13'11 x 13' (4.24m x 3.96m)

Feature fireplace with tiled hearth. Fixed shelving. Coved ceiling. Television point. Stripped floorboards. Double glazed window. Door to rear.

Double Aspect Fitted Kitchen Luxury Modern Bathroom

Double Aspect Fitted Kitchen

10' x 7'1 (3.05m x 2.16m)

Double Glazing

Refitted range of wall and base units. Marble effect worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and oven. Stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Larder cupboard. Cupboard housing gas boiler. Double glazed window.

Gas Central Heating

Communal Garden

Bedroom 1

14'4 x 12'4 (4.37m x 3.76m)

Radiator. Picture rail. Double glazed bay window to front aspect.

10'3 x 10' (3.12m x 3.05m)

Radiator. Picture rail. Double glazed window.

Modern Luxury Bathroom

White suite comprising tiled bath with wall mounted mixer tap, handheld shower attachment and rainwater shower head. Low level WC. Wash hand basin with mixer tap. Tiled walls and floor. Heated towel rail. Frosted double glazed window.

Outside

The flat has a lawned communal garden to the rear.

EPC = E.

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: N/A.

Maintenance: £450 per quarter which includes building insurance

Lease: Awaiting confirmation.

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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