

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £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.



Main Features	Entrance
<ul style="list-style-type: none"><li>• Converted Flat</li><li>• 2 Double Bedrooms</li><li>• Ground Floor</li><li>• Lounge</li><li>• Double Aspect Fitted Kitchen</li><li>• Luxury Modern Bathroom</li><li>• Double Glazing</li><li>• Gas Central Heating</li><li>• Communal Garden</li></ul>	Communal entrance. Ground floor private entrance door to –  Hallway Radiator. Built-in cupboard. Stripped flooring.  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 10' x 7'1 (3.05m x 2.16m) 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.  Bedroom 1 14'4 x 12'4 (4.37m x 3.76m) Radiator. Picture rail. Double glazed bay window to front aspect.  Bedroom 2 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.