

Barrington Court, Upper Avenue, Eastbourne,  
BN21 3XB

Freehold  
**£450,000**




 4 Bedroom  4 Reception  4 Bathroom

**TOWN PROPERTY**  [www.town-property.com](http://www.town-property.com)  [info@town-property.com](mailto:info@town-property.com)  01323 412200

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.

  
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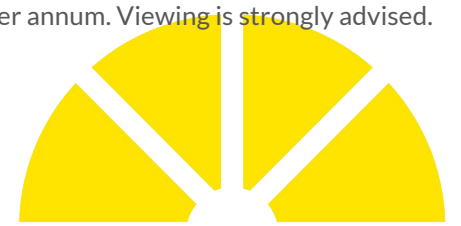


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**\*\*\*INVESTMENT OPPORTUNITY\*\*\***

A rare opportunity to acquire a purpose built property comprising of 4 x 1 bedroom apartments located within the highly sought after Upperton area. The flats benefits from sealed unit double glazing and gas central heating. The property has the benefit of a front garden, rear garden and is currently yielding approximately £26,000 per annum. Viewing is strongly advised.

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<p><b>Main Features</b></p> <ul style="list-style-type: none"> <li>• INVESTMENT OPPORTUNITY</li> <li>• Purpose Built</li> <li>• 4 x 1 Bedroom Flats</li> <li>• Sealed Unit Double Glazing</li> <li>• Gas Central Heating</li> </ul>	<p><b>Entrance</b> Communal entrance with stairs to all flats.</p> <p><b>Flat 1: LET AT £550PCM</b></p> <p><b>Entrance Hallway</b> Built in storage cupboard. Entry phone handset.</p> <p><b>Double Aspect Lounge</b> 14'7 x 14'9 reducing to 9'8 (4.45m x 4.50m reducing to 2.95m) Three windows. Two radiators.</p> <p><b>Open Plan Fitted Kitchen</b> Range of wall and base units. Marble effect work surfaces. Built in electric hob and oven. Inset single drainer sink unit with mixer tap. Radiator. Wall mounted gas boiler. Sealed unit double glazed windows. Plumbed washing machine.</p> <p><b>Bedroom</b> 11'1 x 9'1 (3.38m x 2.77m ) Sealed unit double glazed window to rear aspect. Radiator.</p> <p><b>Shower Room/WC</b> Tiled cubicle with shower. Pedestal wash hand basin. Low level WC. Part tiled. Sealed unit double glazed frosted window. Radiator.</p> <p><b>Flat 2: LET AT £550PCM</b></p> <p><b>Entrance Hallway</b> Two built in storage cupboards. Entry phone handset.</p> <p><b>Double Aspect Lounge</b> 14'7 x 14'9 reducing to 9'8 Double doors to Juliette balcony. Two further windows. Two radiators. Serving hatch to kitchen.</p> <p><b>Fitted Kitchen</b> 10'8 x 4'9 (3.25m x 1.45m) Range of wall and base units. Marble effect work surfaces. Built in electric hob and oven. Inset single drainer sink unit with mixer tap. Radiator. Wall mounted gas boiler. Sealed unit double glazed windows. Plumbed washing machine.</p> <p><b>Bedroom</b> 11'1 x 9'1 (3.38m x 2.77m) Sealed unit double glazed window to rear aspect. Radiator.</p> <p><b>Shower Room/WC</b> Tiled cubicle with shower. Pedestal wash hand basin. Low level WC. Part tiled. Sealed unit double glazed frosted window. Radiator.</p>	<p><b>Flat 3: LET AT £550PCM</b></p> <p><b>Entrance Hallway</b> Built in storage cupboard. Entry phone handset.</p> <p><b>Double Aspect Lounge</b> 14'7 x 14'9 reducing to 9'8 Double doors to Juliette balcony. Two further windows. Two radiators. Serving hatch to kitchen.</p> <p><b>Fitted Kitchen</b> 10'8 x 4'9 Range of wall and base units. Marble effect work surfaces. Built in electric hob and oven. Inset single drainer sink unit with mixer tap. Radiator. Wall mounted gas boiler. Sealed unit double glazed windows. Plumbed washing machine.</p> <p><b>Bedroom</b> 11'1 x 9'1 Sealed unit double glazed window to rear aspect. Radiator.</p> <p><b>Shower Room/WC</b> Tiled cubicle with shower. Pedestal wash hand basin. Low level WC. Part tiled. Sealed unit double glazed frosted window. Radiator.</p> <p><b>Flat 4: LET AT £500 PCM</b></p> <p><b>Entrance Hallway</b> Built in storage cupboard. Entry phone handset.</p> <p><b>Double Aspect Lounge</b> 14'7 x 14'9 reducing to 9'8 Three windows. Two radiators. Serving hatch to kitchen.</p> <p><b>Fitted Kitchen</b> 10'8 x 4'9 Range of wall and base units. Marble effect work surfaces. Built in electric hob and oven. Inset single drainer sink unit with mixer tap. Radiator. Wall mounted gas boiler. Sealed unit double glazed windows. Plumbed washing machine.</p> <p><b>Bedroom</b> 11'1 x 9'1 Sealed unit double glazed window to rear aspect. Radiator.</p> <p><b>Shower Room/WC</b> Tiled cubicle with shower. Pedestal wash hand basin. Low level WC. Part tiled. Sealed unit double glazed frosted window. Radiator.</p> <p><b>Outside</b> The property benefits from a lawned front and rear garden and front driveway.</p>
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