


Leasehold

Guide Price

£200,000 - £210,000

 2 Bedroom

 1 Reception

 1 Bathroom



Flat 2, 46 Upperton Gardens, Eastbourne, BN21 2AQ

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Being sold CHAIN FREE, this charming split level apartment has its own private garden and allocated parking to the rear.. Having two bedrooms, there is very much the feel of a Cottage once inside and the open plan sitting room has an adjoining modern fitted kitchen with integrated appliances and there is direct access into the private garden. Both bedrooms and the shower room/wc are located upstairs. Ideally suited for first time buyers, second home owners and investors alike, the Beacon shopping centre, mainline railway station and seafront are all located within walking distance.



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Main Features

- Converted Garden Flat
- 2 Bedrooms
- Split Level
- Open Plan Sitting Room
- Modern Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Garden
- Allocated Parking Space

Entrance

Communal entrance with security entryphone system. Ground floor private entrance door to -

Hallway

Two built-in cupboards. Laminate floor. Door to -

Open Plan Sitting Room

14'4 x 11'8 (4.37m x 3.56m)

Radiator. Television point. Inset spotlights. Laminate floor. Frosted double glazed window.

Modern Fitted Kitchen

10'11 x 4'3 (3.33m x 1.30m)

Modern range of white high gloss fitted wall and base units. Woodblock worktops with inset sink bowl with mixer tap. Built-in electric hob and oven. Stainless steel splashback and extractor cooker hood above. Integrated fridge/freezer and washing machine. Part tiled walls. Laminate floor.

Bedroom 1

9'11 x 9'6 (3.02m x 2.90m)

Radiator. Fitted wardrobe with sliding doors. Double glazed window to rear aspect.

Bedroom 2

7'9 x 5'7 (2.36m x 1.70m)

Radiator. Double glazed window.

First Floor Landing:

Inset spotlights. Built-in cupboard with hanging rail and fixed shelf.

Modern Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Part Tiled floor. Inset spotlights. Extractor fan. Chrome heated towel rail.

Outside

The flat has a pleasant enclosed rear garden with gated access, a brick built shed and an allocated parking space to the rear.

EPC = C.

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: Awaiting confirmation.

Maintenance: Awaiting confirmation.

Lease: 125 years from 2015. 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.