



BROOK GAMBLE



16 Lullington House, 52 Upperton Road, Eastbourne, BN21 1LJ

£275,000

Brook Gamble are delighted to be marketing Lullington House a charming THREE BEDROOM PURPOSE BUILT APARMENT that is located in UPPERTON, close to WAITROSE. This lovely property boasts a spacious lounge with a delightful SUN BALCONY, the kitchen and utility room provide ample space for all your culinary adventures, whilst the GARAGE offers convenient parking for one vehicle. Located in a desirable area, this chain-free apartment is ideal for those seeking a property in a lovely location, and within easy reach of the TOWN CENTRE and the picturesque OLD TOWN. Viewing is by appointment.

Communal front door, with security entryphone system, to:

Communal Entrance Hall

Stairs and lift to:

First Floor

Private front door to:

Hallway

Security entryphone handset. Cloaks cupboard with hanging rail. Airing cupboard housing large hot water cylinder with storage cupboard beneath. Two wall mounted electric heaters. Laminate wood flooring.

Lounge 17'1" x 12'8" (5.21m x 3.86m)

Wall mounted electric heater. Ceiling coving. Laminate wood flooring. Large double glazed window to front aspect. Double glazed door leading onto:

Sun Balcony

Security railings and glazed panels. Far reaching views towards the South Downs National Park.

Kitchen 9'2" x 7'1" (2.79m x 2.16m)

Fitted with a range of wall and base units. Single bowl sink unit with mixer tap. Tiled splashback. Complementary work surface. Inset four ring electric hob with extractor hood above and electric oven beneath. Space for under counter appliance. Space for upright fridge freezer. Double glazed window to side aspect with fitted extractor unit.

Utility Room

Space and plumbing for washing machine. Double glazed window to side aspect.

Bedroom 1 12'9" x 11'9" (3.89m x 3.58m)

Wall mounted electric heater. Double glazed window to front aspect enjoying far reaching views.

Bedroom 2 15'8" x 11'3" (4.78m x 3.43m)

Wall mounted electric heater. Double glazed window to side aspect.

Bedroom 3

Wall mounted electric heater. Double glazed window to front aspect enjoying far reaching views.

Bathroom

White suite comprising bath with wall mounted shower, shower attachment and rainfall showerhead, wash hand basin inset into vanity unit and low level WC. Heated towel ladder. Double glazed window to side aspect with fitted extractor fan unit.

Garage

To the rear of the property there is a garage with up and over door.

Other Information

Council Tax Band C

Total floor area 87 square metres

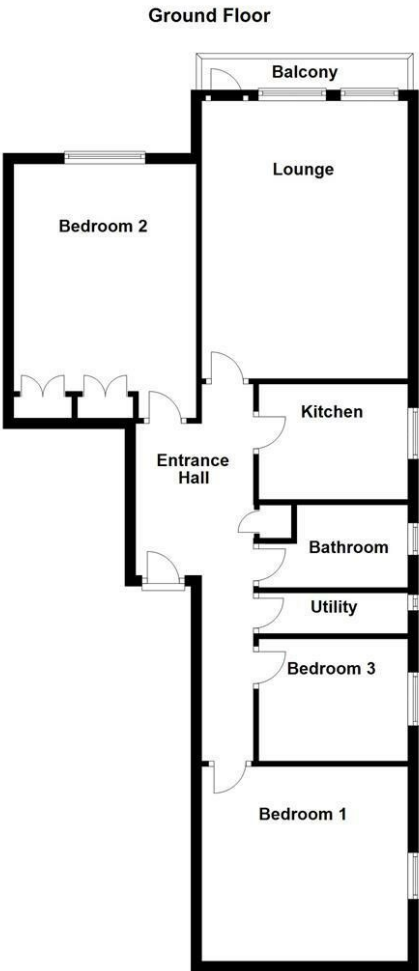
The Vendor has advised us of the following information:

Lease: 179 years remaining

Maintenance: £189.00 per month

Ground rent: £20.00 per annum

Floor Plan

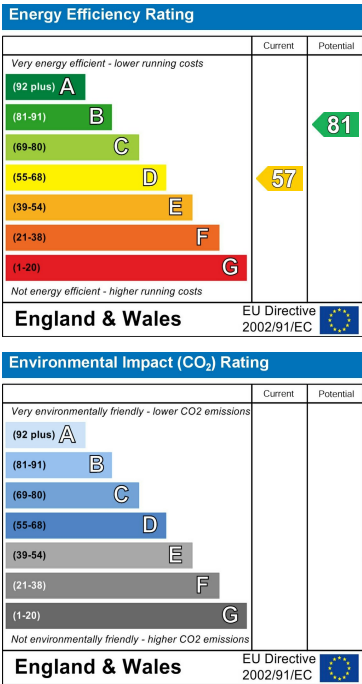


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.