



BROOK GAMBLE



66 The Upperton Upperton Road, Eastbourne, BN21 1AG

£134,950

Brook Gamble offer to the market this well presented one bedroom 5th floor purpose built apartment in the popular Upperton area of Eastbourne. The flat enjoys the benefits of electric heating and uPVC double glazing as well as far reaching views towards the sea. Further benefits include a long lease and allocated parking space. Being well located for access to Eastbourne Town Centre, Railway Station and Seafront, viewing is highly recommended by the vendors sole agents.

Communal Entrance

Communal front door with entryphone system, opening into communal hallway, with stairs or lift to 5th floor.

Entrance Hall

Private Front door to Entrance Hall; with wood effect flooring, cloaks cupboard with clothes rail, utility cupboard with water cylinder and space and plumbing for washing machine.

Lounge 10'1 x 9'7 (3.07m x 2.92m)

Electric panel heater, laminate wood effect flooring, 2 x uPVC double glazed windows enjoying far reaching views with sea glimpses. Open plan to Kitchen.

Kitchen 8'4 x 7'3 (2.54m x 2.21m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating 4 ring ceramic hob with cooker hood above and electric oven below. Integrated fridge with freezer drawer. Wall units, inset ceiling spotlights, extractor fan.

Bedroom 11'2 max into recess x 9'3 (3.40m max into recess x 2.82m)

Laminate wood effect flooring, electric panel heater, uPVC double glazed window enjoying far reaching views to the sea.

Bathroom

Bath having mixer tap and hand held shower attachment. Glazed shower screen, low flush WC, wash basin with mixer taps, part tiling to walls, heated towel rail, tiled floor, extractor fan, inset ceiling spotlights, fitted mirror.

Outside

There is an allocated parking space to the front of the property and a bike storage area in the underground parking area.

Other Information

The vendor advises the following, though we have not seen a copy of the lease:

Lease: Approx 118 years remaining

Ground Rent: £173pa

Maintenance: £950 per half year

Floor Plan

Approx Gross Internal Area
29 sq m / 312 sq ft



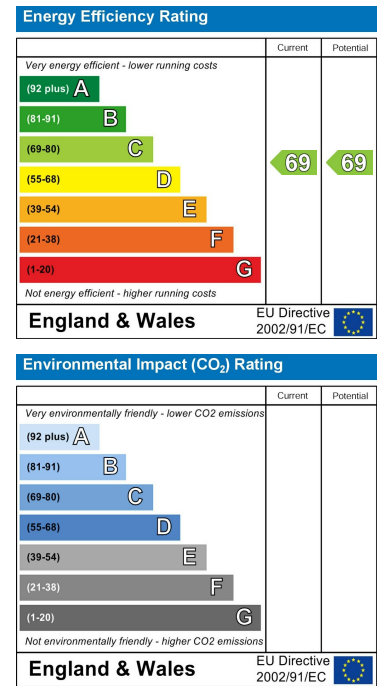
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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