



# BROOK GAMBLE



**Flat 1b 48 Upperton Road, Eastbourne, BN21 1LQ**

**£100,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Brook Gamble are delighted to be offering an extremely well presented, one bedroom ground floor apartment in the much sought after Upperton area of Eastbourne, within easy reach of Waitrose, and the Old Town, and Eastbournes mainline railway station.

With its own private entrance and use of a communal garden the property would suit a host of buyers. Benefitting from double glazing and modern electric heating. With 94 years remaining on the lease, and maintenance run on an "As and When" basis. Viewing is by appointment.

## **Accommodation Comprising**

Double glazed main front door

### **Kitchen**

Fitted in a range of wall and floor cupboards and base units with a single bowl sink unit and mixer tap, inset four ring electric hob with electric oven beneath, space and plumbing for washing machine, space for upright fridge freezer, tiled flooring, double glazed window to side.

### **Inner Hallway**

### **Bathroom**

Comprising white suite, bath with mixer tap and shower attachment, fitted splash panels, wash handbasin vanity unit, heated towel ladder, tiled wall, cupboard housing hot water cylinder with shelving above, storage cupboard, tiled flooring, double glazed window to side, double glaze window rear.

### **Separate cloak room**

low level WC, double glazed window to rear aspect, and tiled flooring.

### **Bedroom**

Wall mounted electric heater, double glazed bay window to side aspect.

### **Lounge**

With wall mounted electric heater, cornicing to ceiling, double glazed bay window to front with fitted shutter blinds.

The seller advises us

The Lease has approximately 94 years remaining

Maintenance is on an "As and When" required basis.

Ground Rent £100 per annum

## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

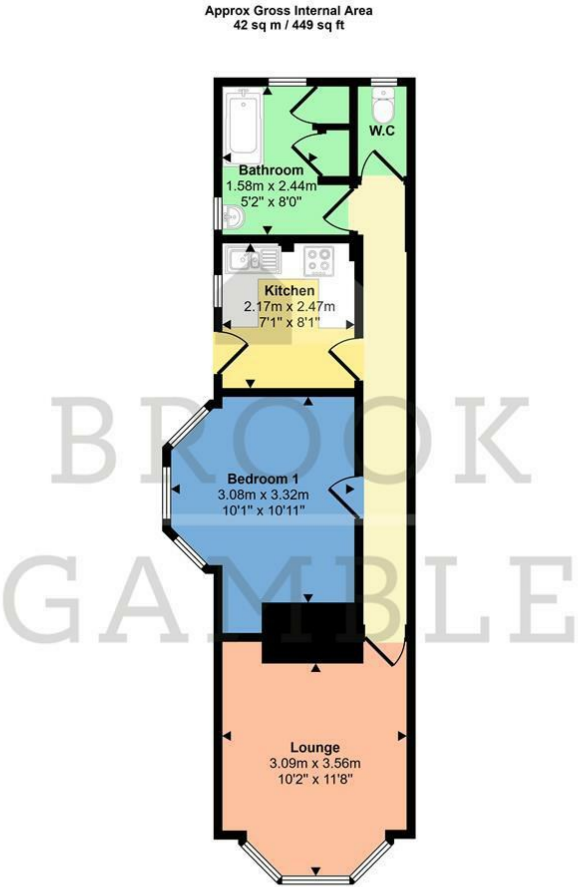
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



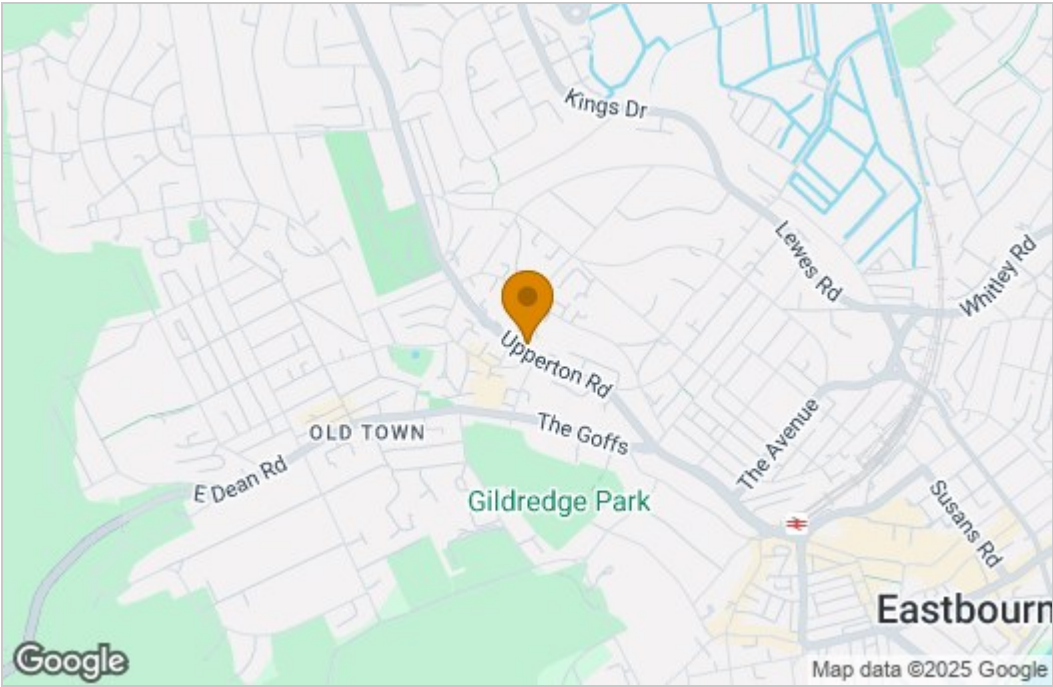
Floor Plan



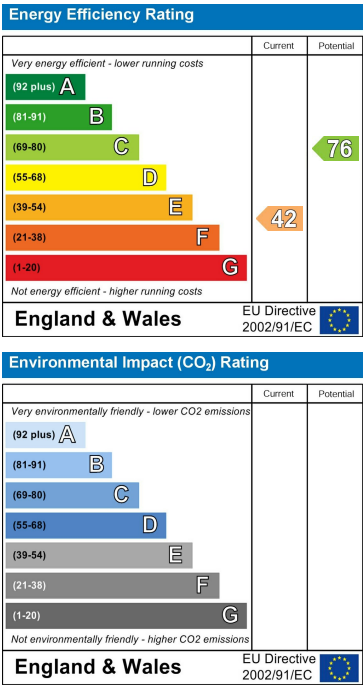
Floorplan

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



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.