

# HUNT FRAME

ESTATE AGENTS



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## Flat 19, 20 Upperton Road, Eastbourne, BN21 1AG

Price Guide £215,000



STYLISH & BEAUTIFULLY PRESENTED TWO BEDROOMED APARTMENT, situated on the second floor, forming part of this luxury development built in 2019. Enjoying stunning views towards Old Town and the South Downs, with the added benefit of an ALLOCATED PARKING SPACE with accommodation that consists of an OPEN PLAN SITTING ROOM/KITCHEN with a PRINCIPLE BEDROOM with EN-SUITE, an additional SECOND BEDROOM and a LUXURY FAMILY BATHROOM being sold with NO ONWARD CHAIN.

Enviably situated in Upperton within walking distance of the mainline railway station and Beacon shopping centre. The development enjoys an impressive entrance lobby with two staircases & two passenger lifts, gated undercroft parking facilities and CCTV to the front & rear of the development.



## COMMUNAL ENTRANCE

Communal entrance with security entry phone system. Cycle storage areas. Stairs and lift to the second floor, private entrance door to -

## ENTRANCE HALLWAY

Electric radiator. Entryphone system and handset. Airing cupboard housing the hot water cylinder, plumbing and space for a washing machine, additional appliance space above.

## OPEN PLAN SITTING

### ROOM/KITCHEN

22'6 x 9'11 (6.86m x 3.02m)

The sitting room and kitchen are open plan and provide excellent entertaining and cooking facilities.

## SITTING ROOM

Electric radiator. Double glazed window to the front aspect with distant views towards the South Downs.

## KITCHEN

Range of fitted wall mounted and floor standing units with complimentary worktop space above, inset single drainer sink unit with mixer taps and drainer, Inset electric oven and hob with an extractor hood above, Integral fridge/freezer and dishwasher, partly tiled splashbacks, under unit lighting.

## BEDROOM 1

16'3 x 9'1 (4.95m x 2.77m)

Electric radiator. Double glazed window to the front aspect with distant views towards the South Downs. Door to -

## EN-SUITE

Suite comprising of a shower cubicle with Low level WC and wash hand basin. Heated towel rail. Extractor fan, tiling to walls and floor.

## BEDROOM 2

12'0 x 6'9 (3.66m x 2.06m)

Electric radiator. Double glazed window to the front aspect with distant views towards the South Downs.

## FAMILY BATHROOM

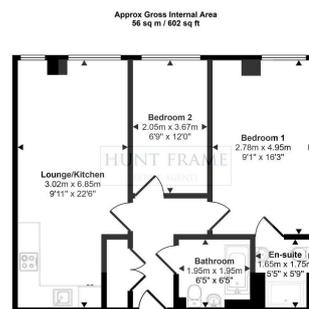
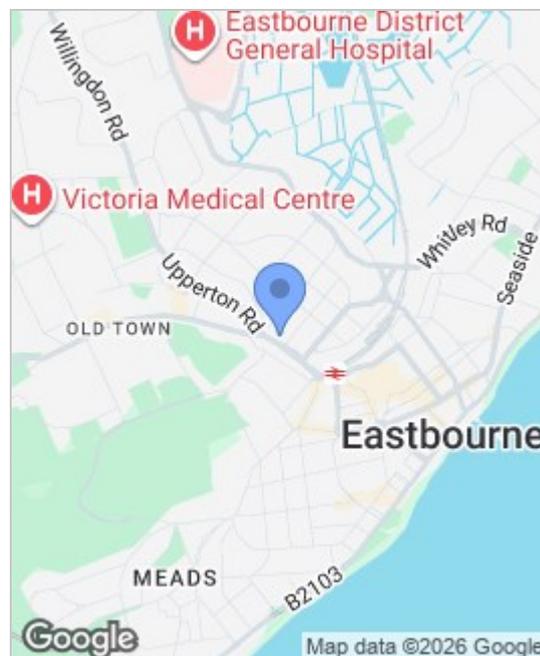
Suite comprising of a panelled bath with shower unit over. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Tiling to walls and floor.

## ALLOCATED PARKING

Undercroft allocated parking space accessed via Upperton Lane.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential	Current	Potential
70	70		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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