

HUNT FRAME

ESTATE AGENTS



48 Upperton Road, Eastbourne, BN21 1LQ
£129,950



A first floor converted flat located within the popular Upperton area, close to local shops and bus routes. Enjoying direct access on to the COMMUNAL GARDEN, the property comprises lounge, kitchen, bedroom and bathroom. Available CHAIN FREE, considered ideal for a first time buyer or as a buy to let investment.



Private double glazed front door to:

Kitchen 10'6 x 8'5

Fitted in a range of wall and base mounted cupboards and drawers. Inset stainless steel sink and single drainer unit with mixer tap.

Space for cooker with extractor hood above, spaces for washing machine and upright fridge/freezer. Double glazed windows to side and rear.

Split level hallway.

Bathroom

In a white suite comprising panelled bath with shower over, pedestal wash basin and low level wc. Heated towel rail, double glazed window to side.

Lounge 14' into bay x 12'10

Double glazed bay window to side, TV point, night storage heater.

Bedroom 10 x 9'9

Night storage heater, double glazed window to front..

Externally

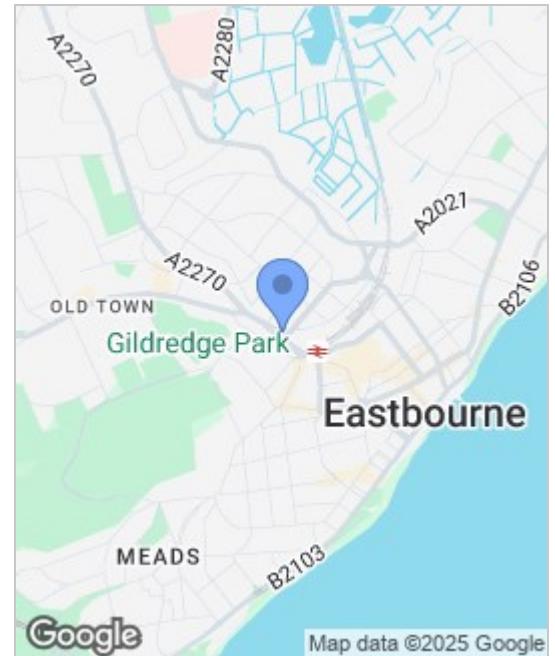
Direct access onto lawned communal gardens.

Lease: 94 Years remaining. (tbc)

Share of freehold available for £1000.

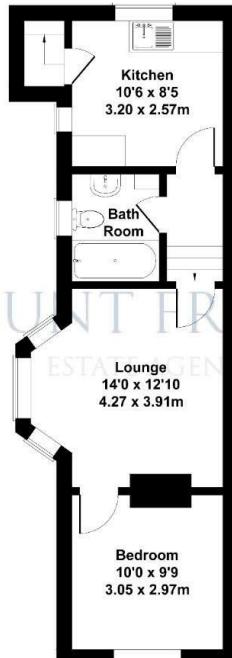
Maintenance 25% share, as and when required. (Approx £750 PA).

Council Tax band A - Eastbourne Borough Council



2b 48 Upperton Road

Approximate Gross Internal Area
427 sq ft - 40 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (A)	
(81-91) B		(B)	
(69-80) C		(C)	
(55-68) D		(D)	
(39-54) E		(E)	
(21-38) F		(F)	
(1-20) G		(G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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