



OAKFIELD



Private parking  
Unauthorized  
vehicles will be  
towed away at vehicle  
owner's expense  
and risk.

Upperton Road, Eastbourne, BN21 1EU

Auction Guide £70,000

## Upperton Road, Eastbourne, BN21 1EU

Located just moments from Eastbourne town centre, this second-floor studio apartment offers an excellent opportunity for first-time buyers or investors alike.

Situated within a modern purpose-built block, the property features a spacious living area with a fitted kitchen that includes an integrated oven and hob, providing a practical and functional layout.

The apartment also benefits from a modern shower room, electric heating, and useful built-in storage located in the entrance lobby, ideal for keeping the living space organised.

Positioned on Upperton Road, the flat enjoys convenient access to local shops, restaurants, transport links and Eastbourne railway station, making it perfect for commuters or anyone wishing to enjoy all that Eastbourne has to offer.

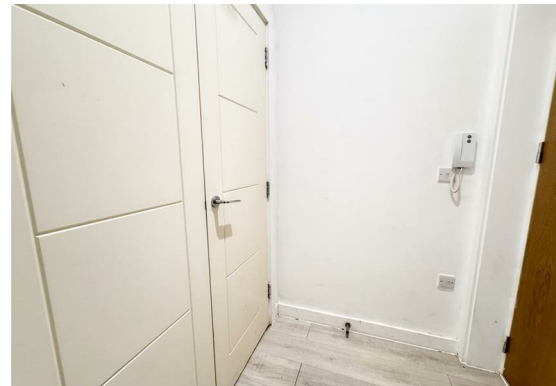
This property presents an ideal choice for those seeking a low-maintenance home or a sound buy-to-let investment in a highly convenient location and to be sold chain free!

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





### Studio

19'8 x 13'9 (5.99m x 4.19m)

### Bathroom

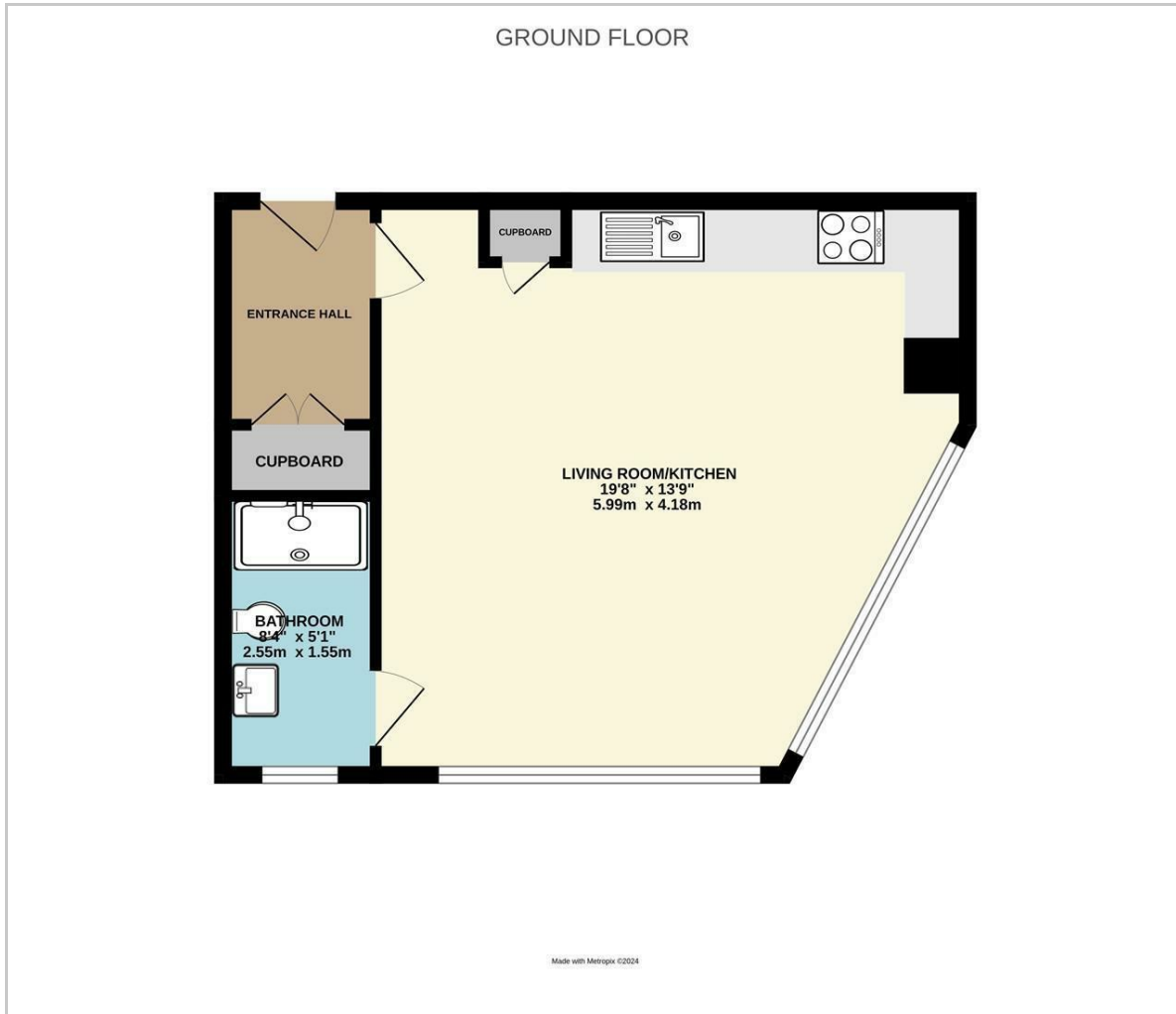
8'4 x 5'1 (2.54m x 1.55m)

### Council Tax Band - A

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 99 years remaining on the lease. The service charge is £1,300 per annum.

## Floor Plan



## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

