

**Valuers, Land & Estate Agents**

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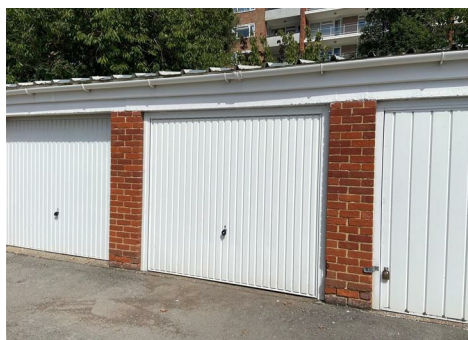
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**Taylor Engley**



**Flat 1 Selwyn House 29 Selwyn Road, Upperton, Eastbourne, BN21 2LF**

**Price Guide £299,950 Leasehold**

**\* CHAIN FREE \* Taylor Engley are pleased to offer to the market this EXCEPTIONALLY SPACIOUS THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, GROUND FLOOR APARTMENT situated within pleasant grounds in the Upperton area of Eastbourne. The property benefits from a basement store room, sealed unit double glazing, gas fired central heating, GARAGE and a SOUTHERLY FACING BALCONY with steps down to the communal gardens, it also comes with a SHARE OF FREEHOLD. EPC = TBC.**





**\* SPACIOUS ENTRANCE HALL \* LIVING ROOM \* KITCHEN \* DINING ROOM \* BALCONY \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS \* FAMILY BATHROOM  
\* GARAGE \* STORE ROOM \* COMMUNAL GARDENS \***

**Eastbourne town centre with its comprehensive shopping facilities, mainline railway, theatres and seafront is situated less than one mile distant.**





## **COMMUNAL ENTRANCE HALL**

Door to:

## **ENTRANCE HALL**

Built-in double wardrobe cupboard, entryphone system, meter/post cupboards, airing cupboard.

## **LIVING ROOM**

17'8 x 12'4 (5.38m x 3.76m)

Large window enjoying views over the communal gardens to the South Downs, radiator, built-in storage cupboard, television point.

## **DINING ROOM**

12'5 x 8'4 (3.78m x 2.54m)

Window overlooking the communal gardens towards the South Downs, radiator, door to:

## **BALCONY**

Enjoying a southerly aspect and overlooking the communal gardens with views across to the South Downs. Steps down to the communal gardens.

## **KITCHEN**

9'2 x 7'8 (2.79m x 2.34m)

Fitted with a range of built-in cupboards and drawers, built-in electric oven and grill, built-in electric Bosch hob with extractor hood over, space for fridge freezer and slimline dishwasher, window to side, one and a half bowl sink unit, worksurfaces.

## **BEDROOM ONE**

16'4 x 12'3 max (4.98m x 3.73m max)

Built-in double wardrobe cupboard, window with outlook to side, radiator.

## **EN-SUITE SHOWER ROOM**

Suite comprising low level WC, large shower cubicle, space and plumbing for washing machine, heated towel rail, window to side.

## **BEDROOM TWO**

14'2 x 10'8 (4.32m x 3.25m)

Window with outlook to front, radiator, double built-in wardrobe cupboard.

## **BEDROOM THREE**

8'8 x 8'4 (2.64m x 2.54m)

Window with outlook to side, radiator.

## **FAMILY BATHROOM**

Suite comprising bath with shower over, WC, washbasin, heated towel rail, window to front.

## **STORE ROOM**

Basement store room.

## **GARAGE**

Up and over door to front.

## **COMMUNAL GARDENS**

Well maintained gardens to rear.

## **PLEASE NOTE:**

The lease is 999 years from 25 December 1996 and we have been advised the property includes a share of the freehold. The quarterly service charge for the period 01/07/2025 - 30/09/2025 is £1160.38, which includes heating and hot water. The garage quarterly service charge for the period 01/07/25 - 30/09/25 is £6.94. Peppercorn ground rent. We have been advised the leaseholders have the Right to Manage.

(all details concerning the terms of the lease and outgoing are subject to verification).

## **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## **COUNCIL TAX BAND:**

Council Tax Band C.

## **FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE.















**Floor Plan**

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

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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