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Taylor Engley



Flat 2 Pembroke House, 8-10 Upperton Road, Upperton, Eastbourne, East Sussex, BN21 1EN

Price £175,000 Leasehold

*** CHAIN FREE *** Situated in the Upperton area of Eastbourne, this well presented converted flat has an exceptional living room, measuring an impressive 20'7" x 20'3" with a floor to ceiling bay window to front and feature fireplace surround. The flat is situated on the hall floor, making it accessible while still maintaining a sense of privacy. Its conveniently located to the railway station and town centre amenities. This property combines convenience with comfort, making it a perfect home for individuals or small families seeking a vibrant community atmosphere. EPC = E



ENTRANCE HALL * LIVING ROOM * KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Door to:

ENTRANCE HALL

Understairs storage cupboard, built-in cupboard with further storage above, airing cupboard housing hot water cylinder, security entryphone system, electric heater.

LIVING ROOM

20'7" x 20'3" in to bay (6.27m x 6.17m in to bay)
Large double glazed bay window to front, feature fireplace surround, two electric panel heaters.

KITCHEN

11' x 7'2" (3.35m x 2.18m)
Range of built-in cupboards and drawers, work surfaces, sink unit, plumbing for washing machine, electric cooker, double glazed window to side, door to Juliette balcony.

BEDROOM ONE

15'11" x 15'8" max (4.85m x 4.78m max)
Two double glazed windows overlooking the rear, electric panel heater, fireplace surround, two built-in cupboards.

BEDROOM TWO

15'9" x 10'3" (4.80 x 3.12)
Juliette balcony to rear, built-in cupboard, electric panel heater, fireplace surround.

BATHROOM

Suite comprising low level w.c, washbasin, panelled bath with shower over, double glazed window to side.

GROUND RENT, LEASE AND SERVICE CHARGE INFORMATION

We have been advised that the flat will come with a new 999 year lease, no ground rent will be payable. The quarterly service charge due for the period 1st of April to the 30th of June 2025 is £519.69. (All

details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (B)

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

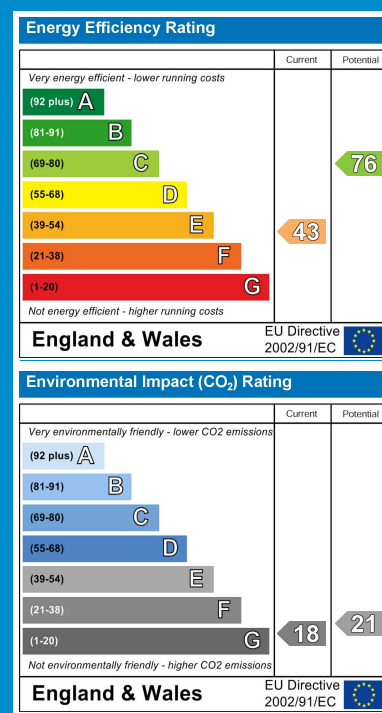
FOR CLARIFICATION:

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 ENGLEY.





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.

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