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Flat 3 Westhill Court, 20 Ratton Road, Upperton, Eastbourne, BN21 2LS
Offers In Excess Of £210,000 Leasehold

Taylor Engley are pleased to bring to the market this exceptional TWO BEDROOM GROUND FLOOR FLAT located in the popular Upperton area. The property enjoys light and airing living accommodation with the benefit of its own private entrance, garage, communal gardens, built-in wardrobes to the bedrooms and a good length lease remaining. Internal viewing is strongly recommended to fully appreciate this property. Gas fired central heating & sealed unit double glazing. EPC = D



*** ENTRANCE HALL * KITCHEN/BREAKFAST ROOM * SITTING ROOM * TWO BEDROOMS * BATHROOM * GARAGE * COMMUNAL GARDENS ***

Eastbourne town centre with its comprehensive shopping facilities, mainline railway, theatres and seafront is situated approximately one miles distant.





COMMUNAL ENTRANCE HALL
Door to:

ENTRANCE HALL
Two built-in storage cupboards, one housing the gas and electric meters, radiator.

SITTING ROOM
14'1" x 13'3" (4.29m x 4.04m)
Double aspect room with double glazed windows to rear and side, radiator.

KITCHEN/BREAKFAST ROOM
11'1" x 8'6" (3.38m x 2.59m)
Fitted with a range of matching cupboards and drawers, wooden worksurfaces, integral washing machine and fridge freezer, built-in oven and electric hob with extractor hood over, ceramic sink unit, breakfast bar, door to front access, solid wood flooring.

BEDROOM ONE
12' x 10'11" plus door recess (3.66m x 3.33m plus door recess)
Built-in wardrobe cupboard, radiator, double glazed window with outlook to rear.

BEDROOM TWO
8'7" x 7'7" (2.62m x 2.31m)
Double glazed window with outlook to front, built-in wardrobe cupboard, radiator.

BATHROOM
8' x 7'7" (2.44m x 2.31m)
White suite comprising washbasin, low level WC, corner bath with shower over, extractor fan, double glazed window to front, radiator with towel rail, cupboard housing the boiler.

GARAGE
Located to the right hand side of the flat (middle garage), with up and over door to front.

COMMUNAL GARDENS
Located to the left hand side of the neighbouring block. Lawn area, well stocked boarders and mature trees.

PLEASE NOTE:
The lease is 999 years from 19th September 1968. We have been advised the quarterly ground rent, due for the period 25th September 2026 to the 24th of December 2026 is £5.00 and the service charge due for the same period is £586.88.

(All details concerning the terms of the lease and outgoings 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

COUNCIL TAX BAND:
Council Tax Band B.

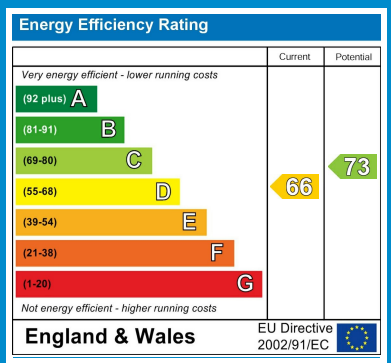
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

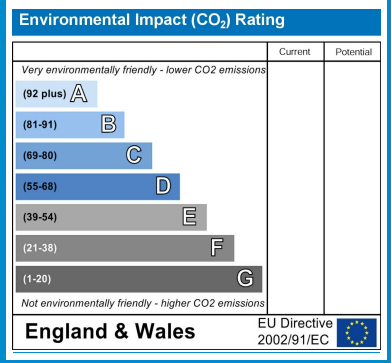
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.











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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