

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**

**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**

est. 1978



**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](http://www.checker.ofcom.org.uk)

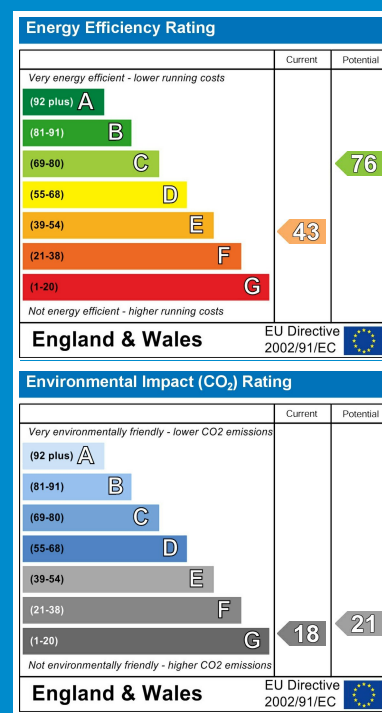
## **FOR CLARIFICATION:**

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.

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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**