PHIL HALL
ESTATE AGENTS

Flat C 32 Upperton Gardens

Eastbourne, BN21 2AQ

£260,000

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Phil Hall Estate Agents welcome to the market Upperton Gardens, a recently improved and modernised light and airy ground floor apartment that harmoniously combines classic character features with modern conveniences. Boasting high ceilings, spacious rooms, and a private garden, this property offers a unique blend of elegance and functionality, making it an ideal home for discerning buyers.

As you step into the property, you are welcomed by an inviting entrance hall. This well-designed space serves as the central hub of the apartment, providing seamless access to each room. The entrance hall also features a pull-up hatch in the floor, which leads to a cellar, offering additional storage space that is both practical and discreet.

The heart of this home is the open-plan living room and kitchen. A large bay window with shutters bathes the room in natural light, creating a warm and inviting atmosphere. The newly fitted kitchen is a chef's delight, equipped with high-quality Neff appliances, including an oven and an induction hob with an extractor hood. An integrated slimline dishwasher, washing machine, and under-counter fridge ensure convenience, while a breakfast bar area provides a perfect spot for casual dining.

Bedroom One: The front-facing master bedroom is a spacious and serene retreat. It features a large bay window with shutters, creating a bright and airy ambiance. The generous size of the room allows for various furnishing options, ensuring comfort and flexibility.

Bedroom Two: This versatile room is side-facing and can serve multiple purposes. Whether used as a second bedroom, dining room, or home office, it offers practicality and adaptability. A stable double-glazed door provides direct access to the private garden.

The newly fitted shower room exudes modern elegance. It is equipped with a walk-in shower cubicle, a close-coupled WC, and a wash hand basin. The high-quality finishes and contemporary design elements ensure a luxurious and relaxing feel.

LOCATION, LOCATION, LOCATION
Upperton Gardens is ideally situated in a prime location within Eastbourne. This desirable address places you within easy walking distance of Eastbourne town centre, where a variety of shops, restaurants, and entertainment options await. The convenience of having essential amenities and vibrant local attractions close by enhances the appeal of this property. Additionally, the nearby Eastbourne train station offers excellent transport links, making commuting and travel straightforward and efficient. Whether you're heading to London or exploring the picturesque Sussex coastline, this location provides the perfect balance of accessibility and leisure.

Entrance Hall

Living Room/Kitchen
18'00 into bay x 16'07 (5.49m into bay x 5.05m)

Bedroom One
15'05 x 12'11 into bay (4.70m x 3.94m into bay)

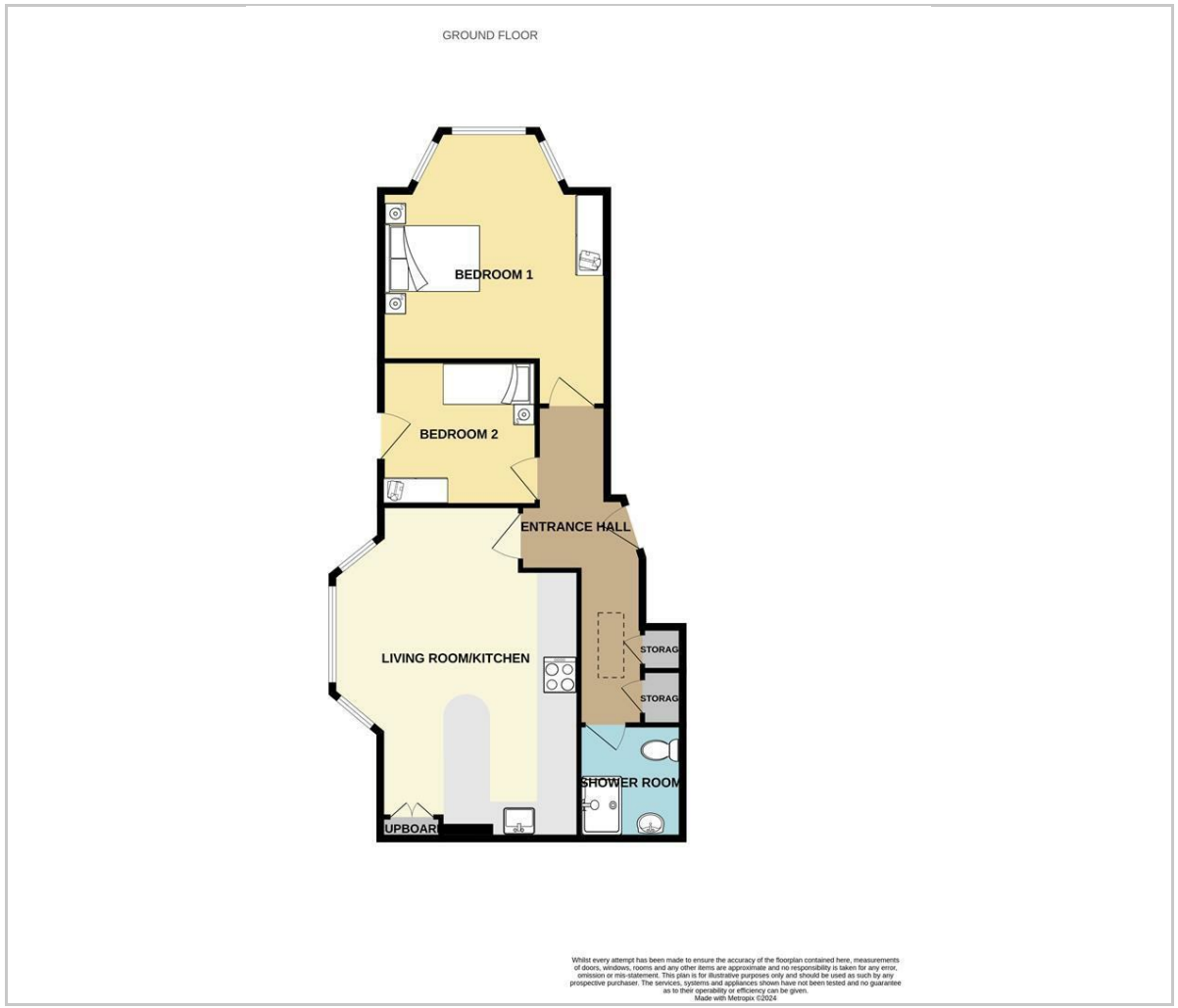
Bedroom Two
11'06 x 8'09 (3.51m x 2.67m)

Shower Room
7'08 x 6'08 (2.34m x 2.03m)

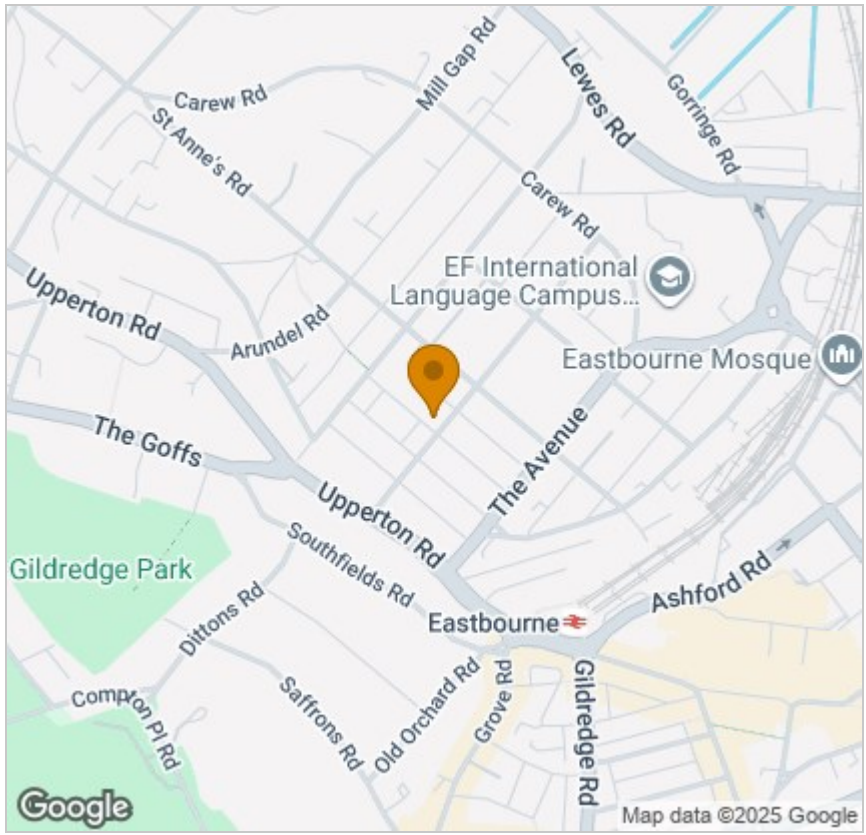
Outside
One of the standout features of this property is the private garden. This outdoor oasis is mainly laid to lawn, surrounded by beautifully maintained flower borders with an outdoor electrical point and outside tap. The garden is fully enclosed, offering a secure and tranquil environment perfect for relaxation, gardening, or entertaining guests. The direct access from Bedroom Two further enhances the indoor-outdoor flow, making the garden an integral part of the living space. To the front, there is an area of lawn which is also included with this property.

Lease Information
We have been advised that the property is share of freehold and will have a new 999 year lease, service charge £1500 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

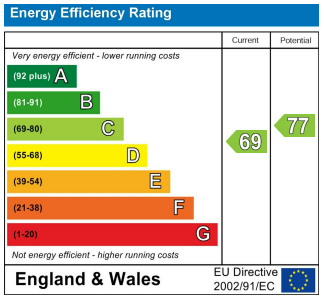
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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