



36b Upperton Gardens
Eastbourne, BN21 2AQ

£240,000



36b Upperton Gardens

Eastbourne, BN21 2AQ

Phil Hall Estate Agents welcome to the market this spacious character apartment occupying the second and third floors of an attractive period conversion. This beautifully proportioned three double bedroom split-level apartment is situated in the ever-popular Upperton area of Eastbourne, renowned for its charming architecture, leafy streets, and close proximity to the town centre, mainline railway station, and local amenities.

The property offers a superb balance of character and contemporary comfort, boasting spacious and versatile accommodation arranged over two floors, making it ideal for professional couples, families, or those seeking a stylish second home by the coast.

Upon entering the communal entrance hall, stairs lead to the second floor and the private entrance to the apartment. The entrance hall provides access to the kitchen/dining room and bathroom.

The spacious kitchen/dining room is fitted with a range of wall-mounted and matching base units with complementary work surfaces over. It benefits from a built-in oven with a four-ring gas hob and extractor hood, as well as space for a washing machine and fridge/freezer. There is ample room for a dining table, making it an ideal space for entertaining or family meals.

The modern bathroom is fitted with a stylish three-piece white suite comprising a panel-enclosed bath, close-coupled WC, and wash hand basin.

From the entrance hall, stairs lead up to the split-level landing, where you will find the living room and two double bedrooms. The rear-facing living room offers generous proportions, with space for both lounge and dining furniture if desired. The two front-facing double bedrooms are well-sized, providing flexible accommodation for guests, family, or home office use.

A further staircase leads to the top floor, where you'll find the primary bedroom suite. This impressive rear-facing double bedroom benefits from its own ensuite shower room, complete with a walk-in shower, WC, and wash hand basin.





LOCATION, LOCATION, LOCATION
Upperton Gardens is ideally situated within the highly sought-after Upperton district of Eastbourne. The area is characterised by elegant period homes and tree-lined streets, providing a peaceful residential environment while remaining just a short walk from the vibrant Eastbourne town centre.

The mainline railway station is within easy reach, offering regular services to London Victoria, Brighton, and other coastal and commuter destinations. Nearby amenities include a range of shops, cafés, restaurants, and leisure facilities, while the seafront and promenade are only a short distance away.

For families, the area also benefits from access to well-regarded local schools and green spaces, making it a desirable and well-connected place to live.

Communal Entrance
Stairs leading to the second floor

Entrance

Kitchen/Dining Room
14'02 x 12'01 max (4.32m x 3.68m max)

Bathroom
7'05 x 5'11 (2.26m x 1.80m)

Split Level Landing

Living Room
15'10 x 14'05 max (4.83m x 4.39m max)

Bedroom Two
15'01 max x 12'10 (4.60m max x 3.91m)

Bedroom Three
11'04 x 8'08 max (3.45m x 2.64m max)

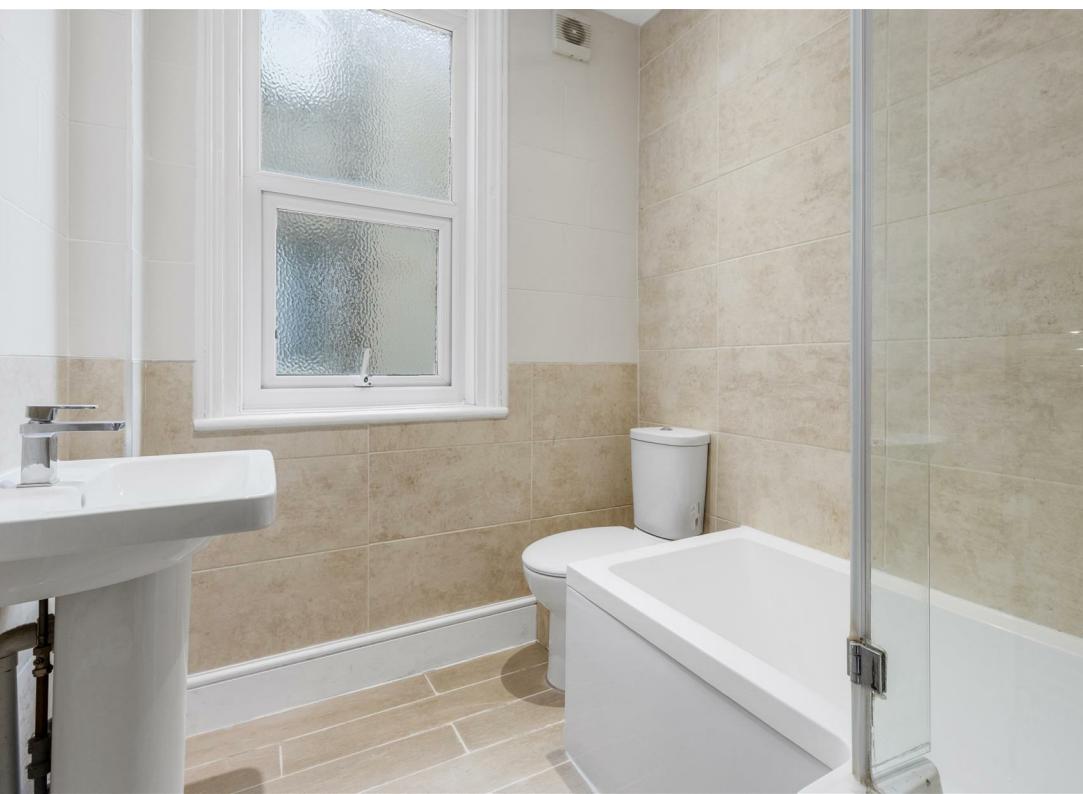
Top Floor Landing

Bedroom One
15'07 x 15'01 max (4.75m x 4.60m max)

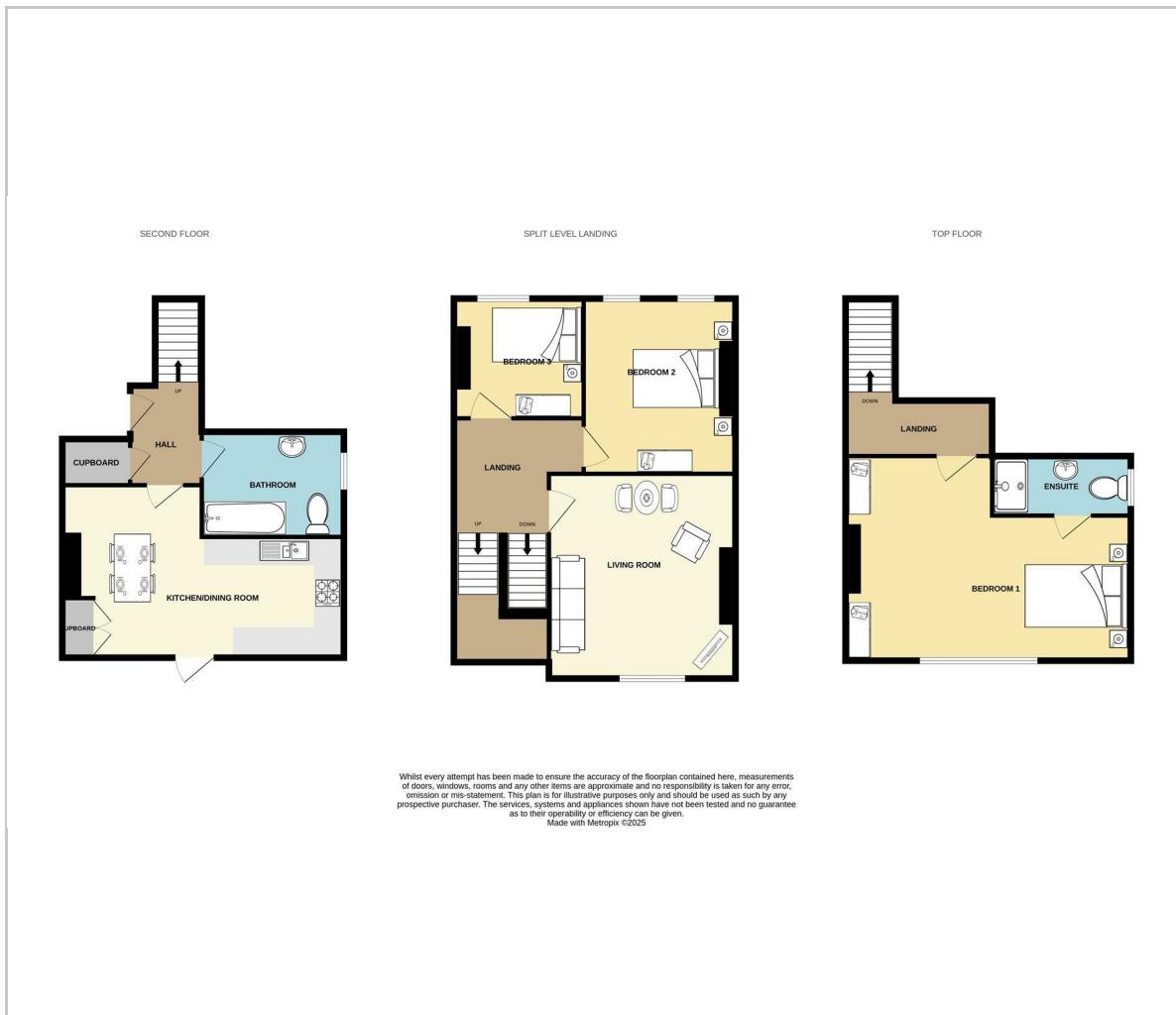
Ensuite Shower Room
7'08 x 3'07 (2.34m x 1.09m)

Lease Information

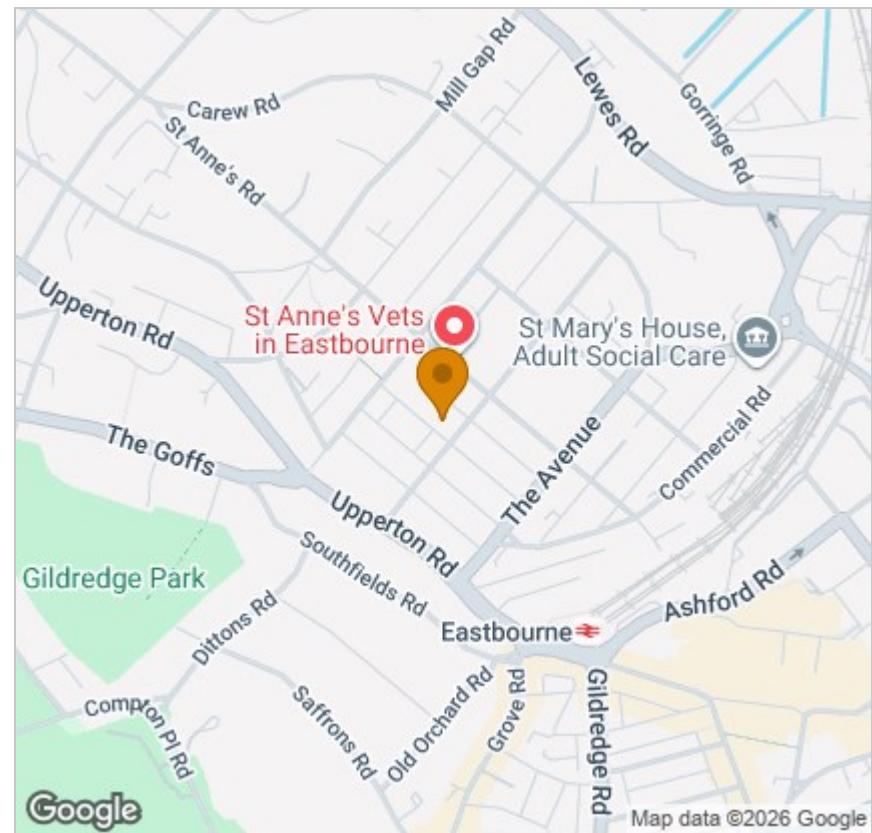
The property is leasehold with approximately 137 years remaining on the lease. We are advised that the current service charge is £4,920 per annum, reflecting recent internal and external improvement works carried out on the building. Prior to this increase, the 2022/23 service charge was £1,400 per annum, and the next review is scheduled for March 2026. Please note that the agent has not seen the official documentation relating to the lease or charges, and prospective purchasers are strongly advised to seek verification from their solicitor or surveyor.



Floor Plan



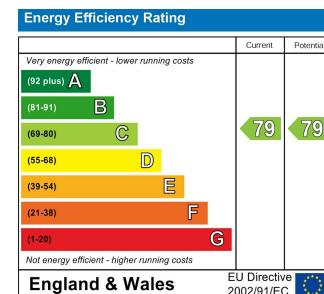
Area Map



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.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.