

PHIL HALL
ESTATE AGENTS

Sherborne Court 66-68 Upperton Road

Eastbourne, BN21 1LU

£190,000

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Phil Hall Estate Agents are delighted to bring to the market this well-presented and spacious two-bedroom purpose-built apartment, enviably positioned on the second floor of Sherborne Court in the popular Upperton area of Eastbourne. Offering bright and generously proportioned accommodation, the property enjoys the added benefits of a private balcony with beautiful far-reaching views, a garage and well-maintained communal grounds, while being conveniently located within walking distance of Eastbourne town centre, mainline railway station and a wide range of local amenities.

The building is approached via a secure entry phone system, with both lift and stair access leading to the second floor. Upon entering the apartment, you are welcomed into a spacious entrance hall which provides access to all of the accommodation and benefits from two useful built-in storage cupboards, providing excellent everyday storage.

One of the standout rooms is the impressive double-aspect living room/dining room, a wonderfully bright and spacious reception room with ample space to comfortably accommodate both living and dining furniture. The dual aspect allows plenty of natural light to fill the room, creating an inviting space in which to relax or entertain. From the living area, doors open onto the private balcony, providing the perfect spot to sit outside and enjoy the delightful outlook and beautiful views.

Conveniently positioned off the dining area is the separate kitchen, fitted with a comprehensive range of wall-mounted and matching base units complemented by work surfaces. The kitchen is particularly well equipped and includes a built-in oven, hob with extractor hood above, together with an integrated fridge, freezer, dishwasher and washing machine.

The property offers two well-proportioned bedrooms, both with built-in wardrobes, with bedroom one front facing and bedroom two overlooking the rear. The bathroom is fitted with a panelled bath, WC and wash hand basin.

























LOCATION, LOCATION, LOCATION
Sherborne Court is conveniently positioned on Upperton Road, within the popular Upperton area of Eastbourne. The property is ideally placed for easy access to Eastbourne town centre, which offers an excellent range of shops, cafés, restaurants and everyday amenities, while the mainline railway station is also within walking distance, providing direct services to London Victoria, Brighton and surrounding areas.

The location is particularly convenient for local shops and services, with further amenities available nearby, while Eastbourne's picturesque seafront, theatres and renowned promenade are also easily accessible. For those who enjoy outdoor pursuits, the beautiful South Downs and surrounding countryside are just a short distance away.

Combining a convenient central position with excellent transport links and easy access to everything Eastbourne has to offer, Sherborne Court is ideally situated for those looking to enjoy both town and coastal living.

Communal Entrance Hall
Stairs and lift lead you to the second floor

Private Entrance Hall

Living Room/Dining Room
19'02 x 11'08 (5.84m x 3.56m)

Private Balcony

Kitchen
10'11 x 6'01 (3.33m x 1.85m)

Bedroom One
15'02 x 10'11 (4.62m x 3.33m)

Bedroom Two
11'00 x 7'08 (3.35m x 2.34m)

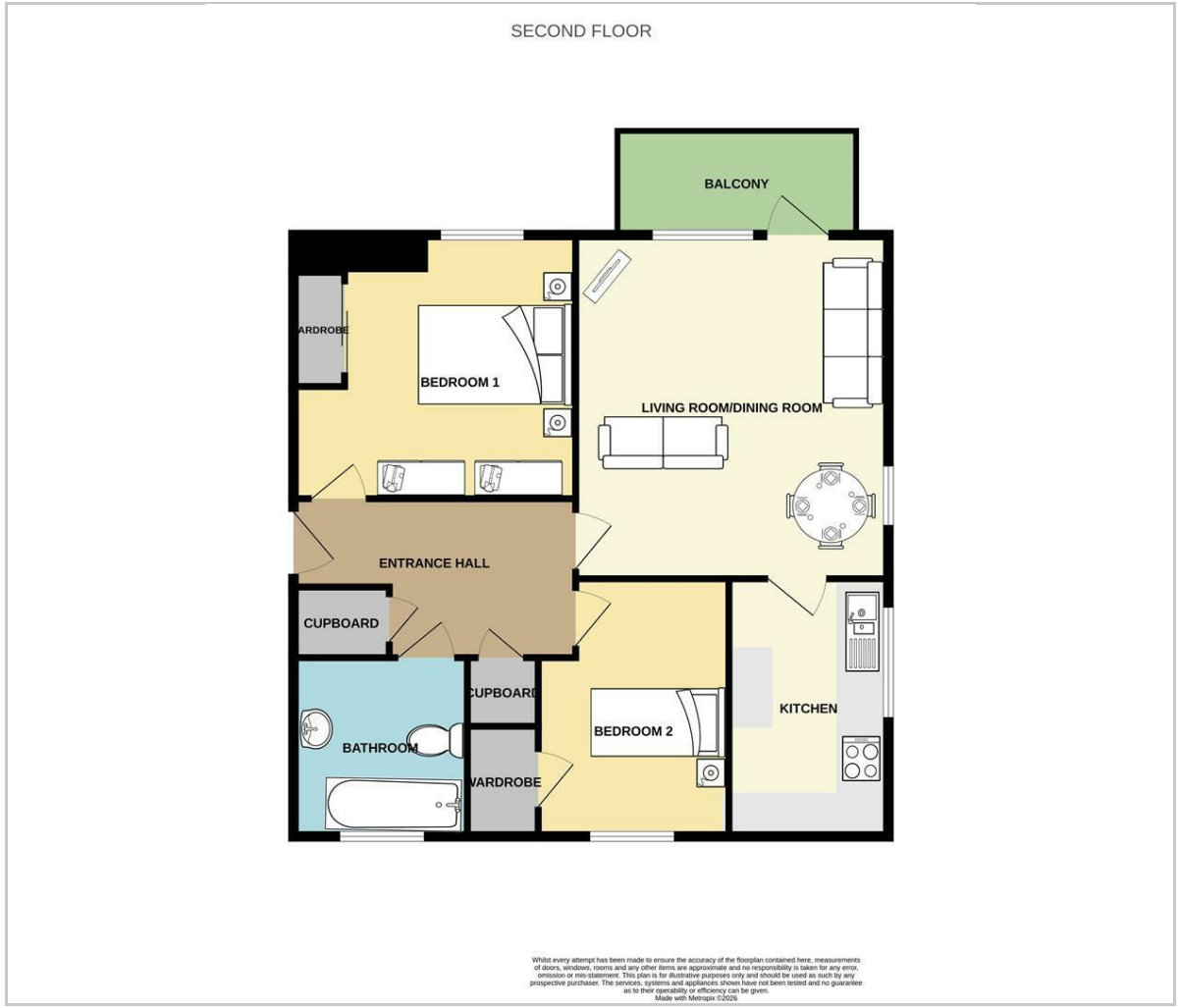
Bathroom
7'08 x 5'04 (2.34m x 1.63m)

Outside
Outside, Sherborne Court is surrounded by attractive and well-maintained communal grounds, predominantly laid to lawn and providing a pleasant setting around the development. A further significant advantage is the property's garage, situated within a block to the rear of the building, providing valuable additional parking or storage.

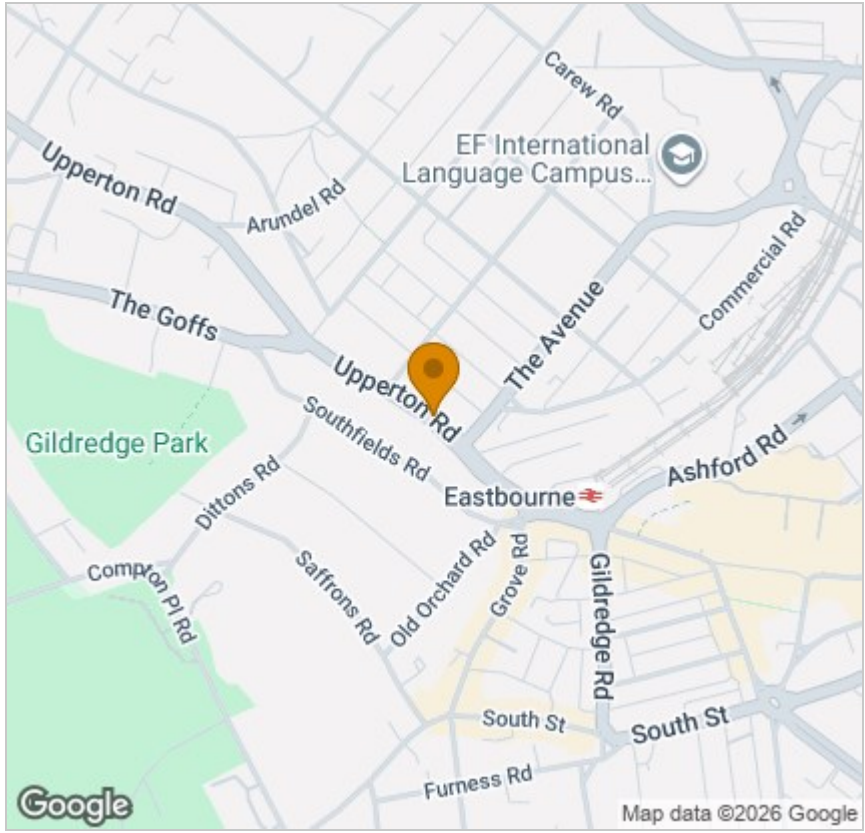
With its generous accommodation, private balcony, attractive views and garage, combined with such a convenient Upperton location, this apartment offers an excellent opportunity for buyers seeking a comfortable and well-positioned home within easy reach of everything Eastbourne has to offer.

Lease Information
We have been advised that the property is share of freehold and that there is approx 102 years remaining on the lease, service charge £2,142.80 per annum which includes water charges. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

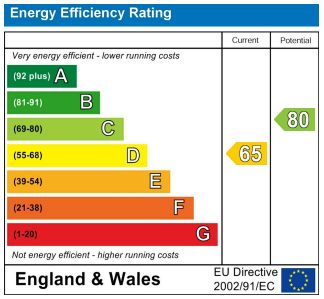
Floor Plan



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.

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.

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