



10 Montclare House, 28 Upperton Road, Eastbourne, BN21 1JG

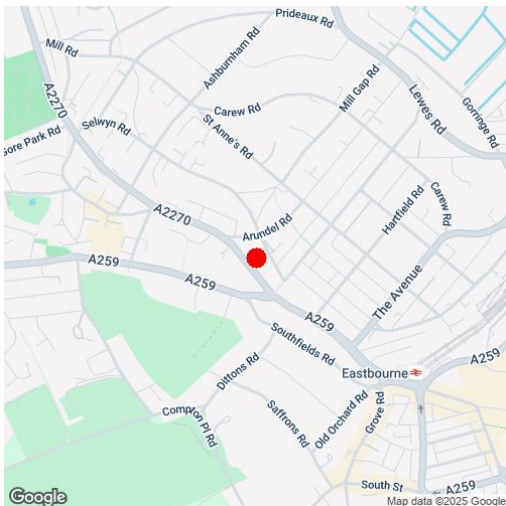
Price £220,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom flat located on the 2nd floor of this modern purpose built block located in the Upperton area of Eastbourne within easy reach of the town centre, seafront and train station. This property is offered to the market chain free and enjoys accommodation comprising communal entrance hall, stairs and passenger lift to all floors, private entrance hall, sitting room with bay window and pleasant views towards the South Downs, kitchen with range of work surface, matching wall and base units, stainless steel sink, integral oven and hob, two good size bedrooms, en-suite shower room and main bathroom. The property enjoys the convenience of an allocated parking space and has a gas boiler and radiators and double glazed windows.





At a Glance:

- Two bedroom 2nd floor flat
- Popular Upperton area
- Modern purpose built block
- Sitting room
- Kitchen
- Bathroom/wc
- En-suite shower room/wc
- Allocated parking space
- Close to Town centre and train station
- Double glazed and gas central heating

Accommodation:

**COMMUNAL ENTRANCE HALL
STAIRS & LIFT TO ALL FLOORS.**

PRIVATE ENTRANCE HALL

SITTING ROOM

14'8" (4.47m) x 13'4" (4.06m) Max

KITCHEN

10'9" (3.28m) x 6'4" (1.93m)

BEDROOM 1

16'8" (5.08m) x 10'8" (3.25m)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'9" (3.28m) x 8'2" (2.49m)

BATHROOM

OUTSIDE:

RESIDENTS CAR PARKING

LEASE:

to be confirmed

MAINTENANCE:

to be confirmed

GROUND RENT:

to be confirmed

LETTING:

to be confirmed

PETS:

to be confirmed

COUNCIL TAX:

Band 'D'

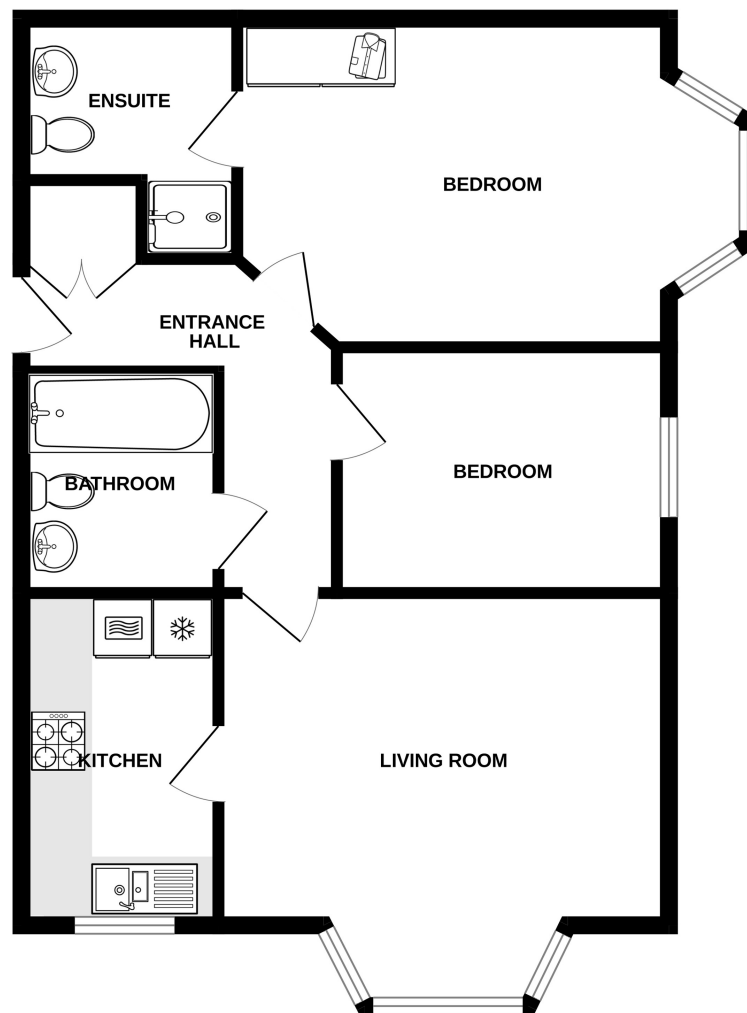
EPC:

'B'

(All details concerning the terms of the Lease and outgoings are subject to verification)



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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