



21 Sherborne Court, 66-68 Upperton Road, Eastbourne, BN21 1LU

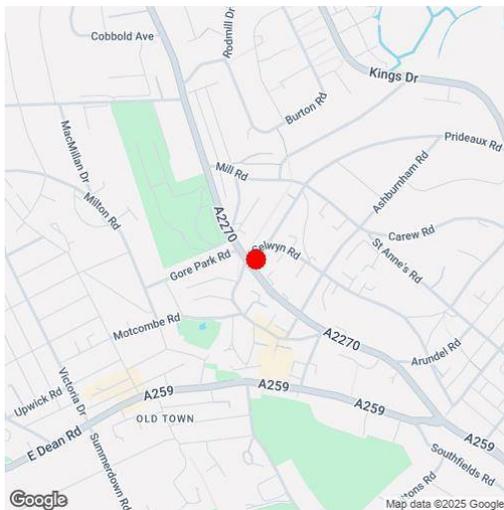
Offers in the Region of £125,000 | Share of Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A studio apartment located on the fourth floor of this purpose built block in the Upperton area of Eastbourne boasting magnificent panoramic views across Eastbourne towards the South Downs. This property is offered to the market chain free and has been recently re painted and has the benefit of newly fitted carpets. Accommodation comprises communal entrance hall, stairs and passenger lift to fourth floor, private entrance hall with storage cupboard, spacious studio room with large built in wardrobe, kitchen and bathroom/wc. The property is double glazed throughout and benefits from electric heating. There is a residents car park located to the rear where parking is on a first come first served basis. The property comes with a share of the freehold. Sherborne Court is located within short walking distance to the Old Town area of Eastbourne where there is a Waitrose store, church and a number of cafes, restaurants and pubs, Eastbourne town centre, seafront and mainline railway station are also within close proximity.





### At a Glance:

- Fourth floor studio flat
- Popular Upperton area
- Magnificent panoramic views
- Newly carpeted
- Recently re-painted
- Kitchen
- Bathroom/wc
- Spacious studio room
- Residents car park
- Share of the freehold

### Accommodation:

**COMMUNAL ENTRANCE HALL  
STAIRS & PASSENGER LIFT TO  
FOURTH FLOOR**

**PRIVATE ENTRANCE HALL**

**STUDIO ROOM**

16'6" (5.03m) x 13'0" (3.96m)

**KITCHEN**

9'3" (2.82m) x 5'5" (1.65m)

**BATHROOM**

**COMMUNAL RESIDENTS CAR  
PARK**

**MAINTENANCE:**

Approx £300 per quarter.

**LEASE:**

103 years remaining.

**GROUND RENT:**

Nil

**COUNCIL TAX:**

Band "A"

**EPC:**

"C"

**PETS**

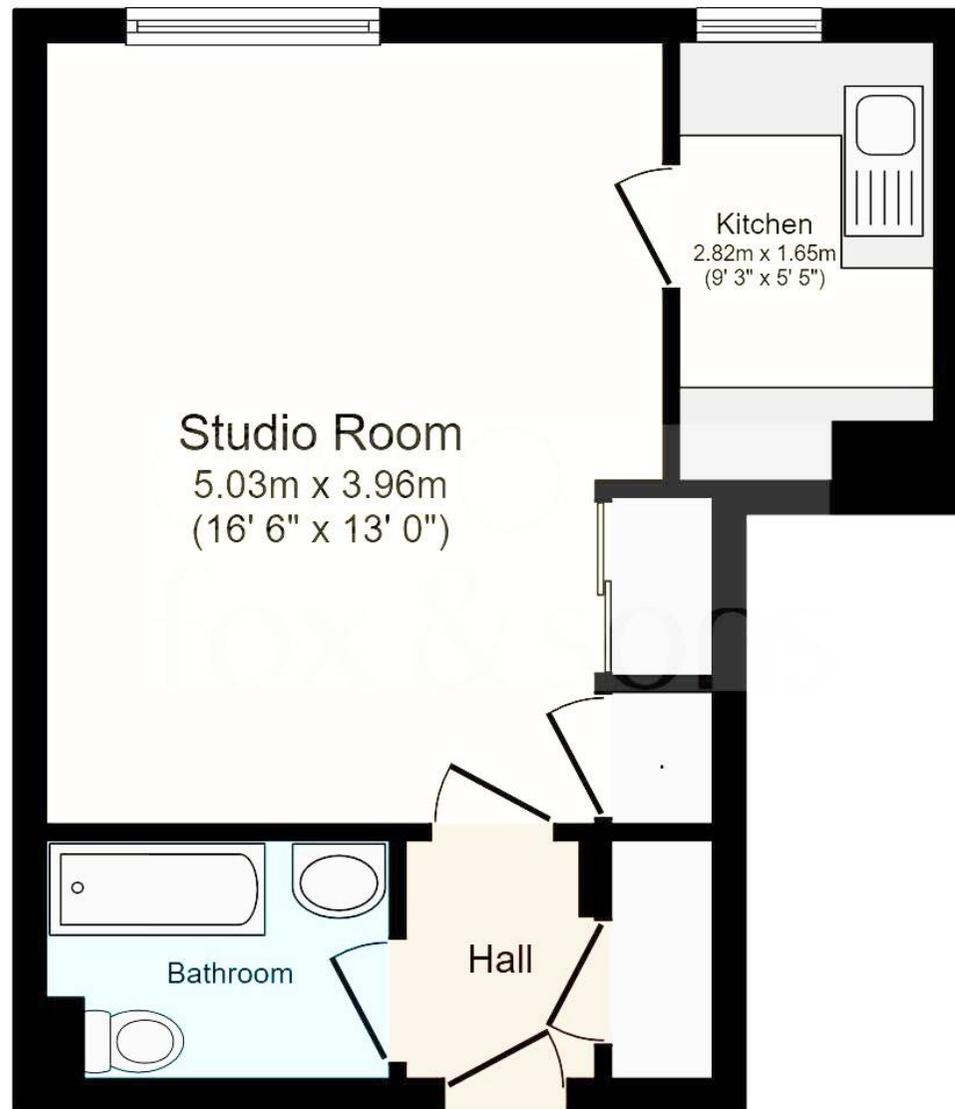
Not allowed.

**LETTING**

Not allowed.

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





Total floor area 32.8 sq.m. (353 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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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.

**LS** Leaper  
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