



7 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

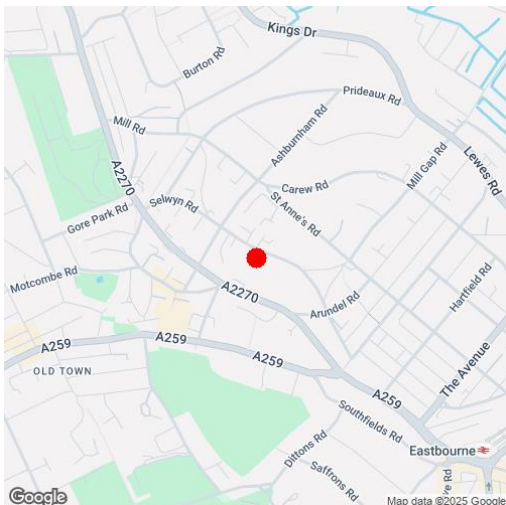
Price £350,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

An exceptionally spacious and rarely available three bedroom flat located on the second floor of this well maintained block within the Upperton area of Eastbourne, enjoying stunning views towards the South Downs. This delightful property is offered to the market chain free and has been redecorated and improved throughout by the current owners and boasts light and spacious accommodation comprising communal entrance hall with stairs and passenger lift to all floors, large private entrance hall, spacious sitting/dining room with door leading to private sun balcony enjoying stunning views towards the South downs, modern kitchen/diner with range of integrated appliances, three excellent size bedrooms, main bathroom and en-suite bathroom to the main bedroom. The property is set within well kept communal grounds and there is the convenience of a garage located in a block to the rear. Additional benefits include double glazing and gas central heating. Selwyn House is located within easy reach of Eastbourne town centre, seafront and train station, as well as the Old Town area of Eastbourne which has a Waitrose store, cafes, pubs and the open green space of Gildredge Park.





### At a Glance:

- Rarely available three bedroom second floor flat
- Stunning views
- Sun balcony
- Garage
- Popular Upperton location
- Large sitting/dining room
- En-suite bathroom
- Bathroom
- Modern kitchen/diner
- Chain Free

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS & PASSENGER LIFT TO THIRD FLOOR**

**PRIVATE ENTRANCE HALL**

**SITTING/DINING ROOM**  
25'1" (7.65m) Max x 16'1" (4.9m) Max

**KITCHEN/BREAKFAST ROOM**  
16'1" (4.9m) x 12'5" (3.78m)

**DOOR TO BALCONY**

**BEDROOM 1**  
15'0" (4.57m) x 12'4" (3.76m)

**EN-SUITE BATHROOM**

**BEDROOM 2**  
14'3" (4.34m) x 10'7" (3.23m)

**BEDROOM 3**  
8'8" (2.64m) x 8'4" (2.54m)

**BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**GARAGE**  
In a block to the rear.

**LEASE:**  
Remainder of 999 years. (Share in Freehold)

**MAINTENANCE:**  
£325 a month includes heating, water and building insurance.

**PETS:**  
Not allowed.

**LETTING:**  
Allowed.

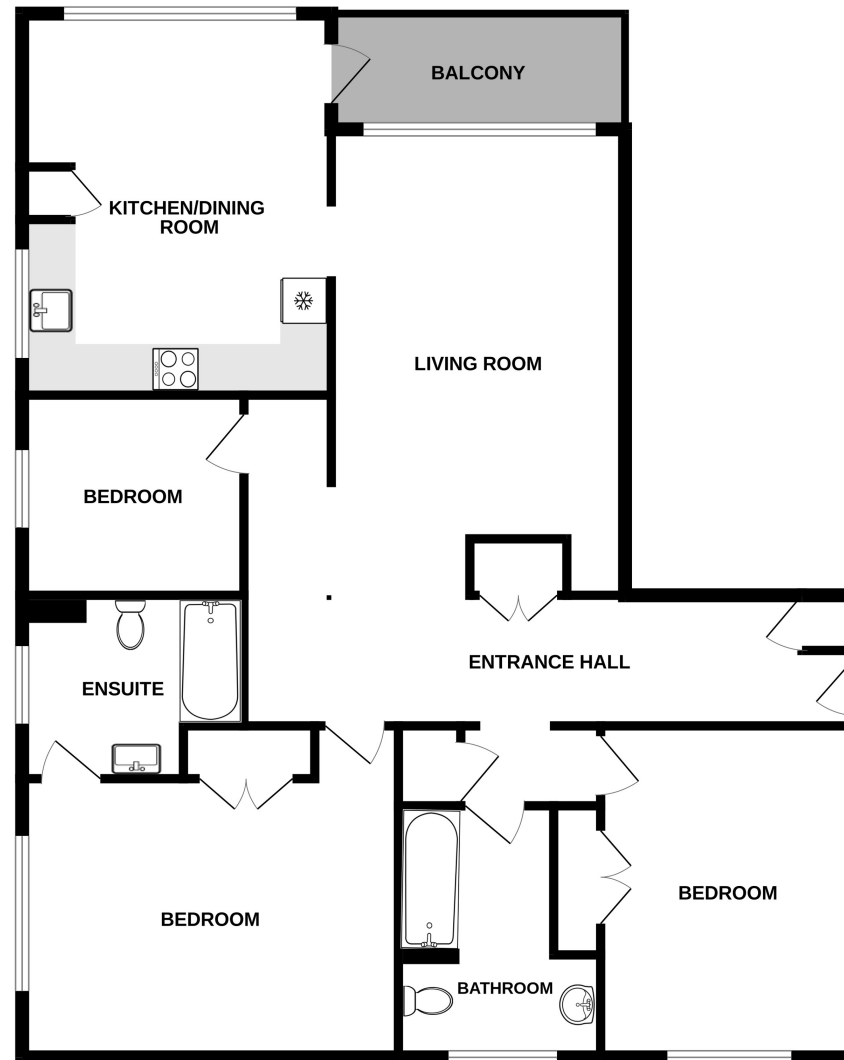
**COUNCIL TAX:**  
Band 'C'

**EPC:**  
'C'

(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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