



Flat 16 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

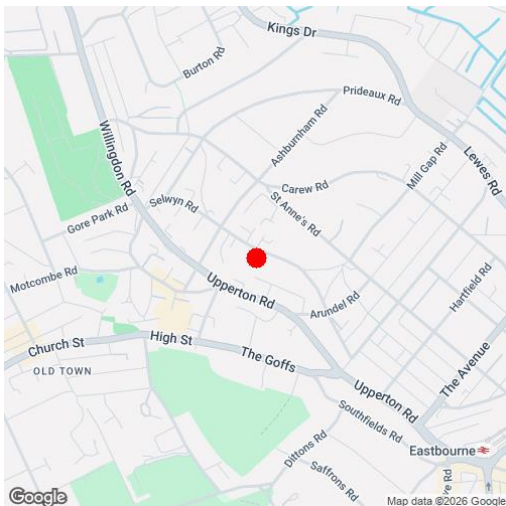
Price £280,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious two bedroom two reception room flat located on the fourth floor of this well maintained block within the Upperton area of Eastbourne, enjoying stunning views towards the South Downs. This delightful property 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 room with door leading to private sun balcony enjoying stunning views towards the South downs, separate dining room, modern kitchen with range of integrated appliances, two excellent size double bedrooms, modern stylish shower room/WC plus a separate WC. 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:

- Spacious and bright two bedroom fourth floor flat
- Popular Upperton area
- Beautifully presented throughout
- Balcony with stunning views
- Garage
- Sitting room
- Dining room
- Modern fully fitted kitchen
- Stylish contemporary shower room
- Double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS OR PASSENGER LIFT TO FOURTH FLOOR

PRIVATE ENTRANCE HALL

SITTING ROOM

19'10" (6.05m) Max x 12'5" (3.78m)

DINING ROOM

12'8" (3.86m) x 10'6" (3.2m)

KITCHEN

9'1" (2.77m) Max x 9'2" (2.79m) Max With integrated oven and hob

BEDROOM ONE

15'6" (4.72m) Max x 12'9" (3.89m) With door to:

SUN BALCONY

Enjoying superb views towards The South Downs

BEDROOM TWO

13'0" (3.96m) x 12'5" (3.78m)

BATHROOM

SEPARATE CLOAKROOM

OUTSIDE:

COMMUNAL GARDENS

GARAGE

In a block to the rear

LEASE:

969 years (Share of Freehold)

MAINTENANCE:

£4,695.20 per annum (paid quarterly - £1,173.80) which includes garage maintenance, water & gas heating

PETS:

Not allowed

SUB LETTING:

Allowed, however long term only & no less than three months

COUNCIL TAX:

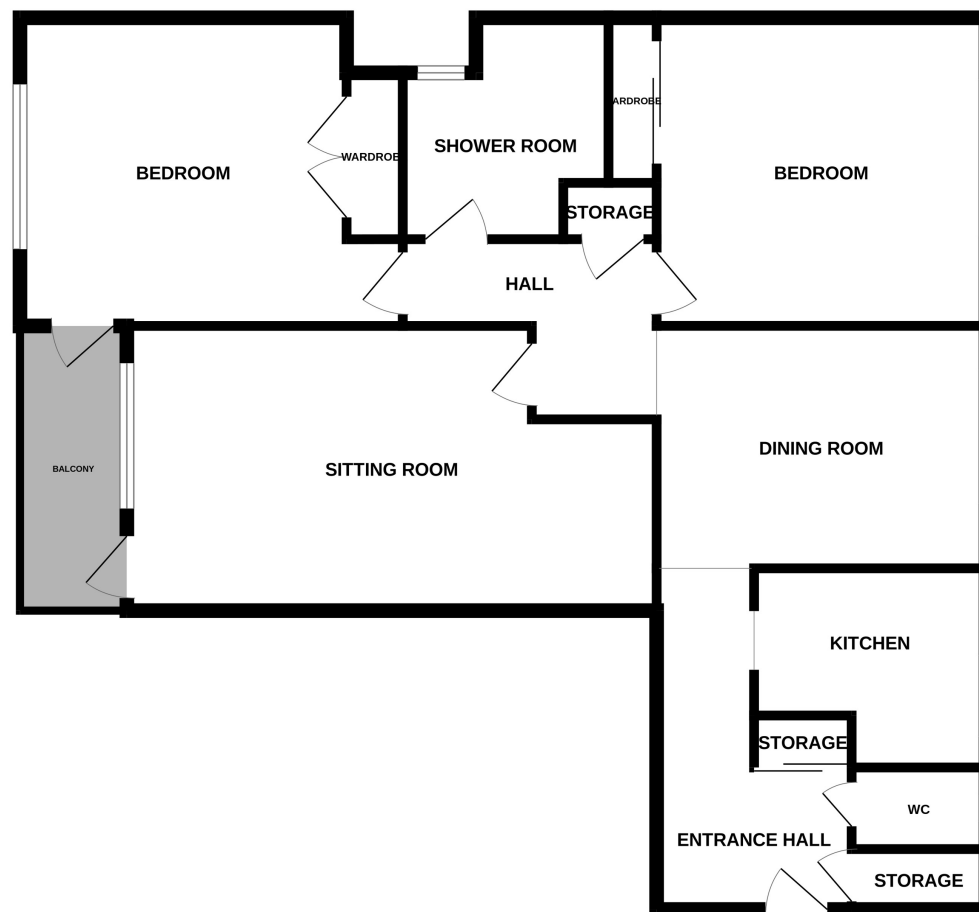
Band 'C'

EPC:

'C'

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





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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