



Cuckmere House Upperton Road, Eastbourne BN21 1EU

welcome to

Cuckmere House Upperton Road, Eastbourne

A well-presented first floor studio flat situated in the popular Upperton area of Eastbourne. The property offers a bright studio room, separate kitchen, bathroom and communal entrance, conveniently located close to local amenities, the town centre and mainline railway station.



Communal Entrance Hall

Entrance Hall

Studio Room

13' 10" x 13' 6" plus wardrobe (4.22m x
4.11m plus wardrobe)

Kitchen

7' 2" plus recess x 5' (2.18m plus recess x
1.52m)

Bathroom

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- FIRST FLOOR STUDIO FLAT
- SPACIOUS STUDIO ROOM
- SEPARATE KITCHEN
- BATHROOM
- COMMUNAL ENTRANCE

Tenure: Leasehold EPC Rating: E

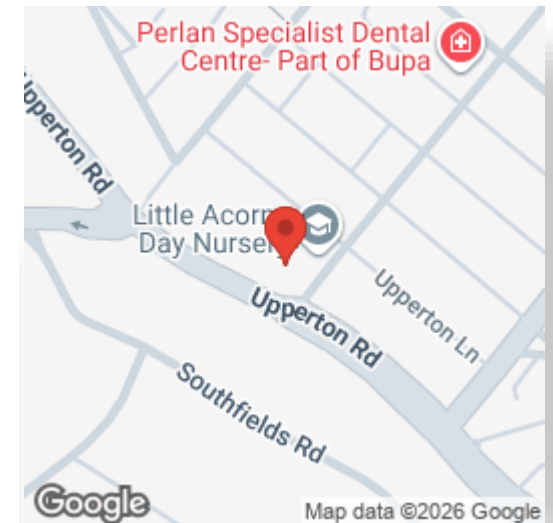
Council Tax Band: D Service Charge: 4672.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121392



Property Ref:
EBN121392 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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