



Apartment 14, 20 Upperton Road, Eastbourne, East Sussex BN21 1AG





Step into an exclusive lifestyle with this exceptional one-bedroom apartment, boasting a rare and coveted private terrace—a privilege enjoyed by only a handful of properties. Converted in 2019, this modern haven offers a flawless blend of sophisticated design and fresh interiors. The sleek kitchen and bathroom, spacious double bedroom, and open-plan living area create an inviting ambiance. Viewing is essential to truly appreciate the unique charm and premium quality this apartment offers.

- HALLWAY
  - LOUNGE
  - KITCHEN
  - BEDROOM
  - BATHROOM
- VIEWING HIGHLY RECOMMENDED



## Description

AP Estate Agents proudly present this fantastic opportunity to own a stylish one-bedroom apartment in the prestigious Upperton Road development. Converted in 2019, these sought-after apartments live up to the anticipation, offering high-quality finishes throughout. Step into a sleek modern kitchen and bathroom, and enjoy the seamless indoor-outdoor flow with doors leading from both the bedroom and living room to your own private terrace garden—the perfect space to unwind, entertain, or simply soak up the fresh air. Adding to the convenience, this apartment comes with an allocated parking space directly below.

### INSIDE THE PROPERTY

The building is entered on the ground level into a very exclusive communal lobby, here you will find access to the lifts and stairs.

Upon entering the apartment, you'll immediately notice the stylish flooring and sleek doors that enhance the modern aesthetic. Immaculately decorated and presented, the property exudes a fresh and inviting ambiance. A practical airing cupboard in the hallway offers convenient space for a washing machine. The living room, designed for effortless flow, features sliding door that opens out to the terrace, and seamlessly connecting to the open-plan kitchen. The kitchen itself is well-equipped with a built-in electric oven, hob, and integrated extractor fan, ensuring both style and functionality. With ample worktop space, the design effortlessly complements the flooring, creating a harmonious aesthetic. The contemporary handleless wall and base units offer a timeless appeal, neatly integrating into a breakfast bar that elegantly separates the kitchen and living area, enhancing both convenience and flow. This thoughtfully designed layout truly maximizes space and style, offering an ideal setting for modern living.

The principal bedroom is a generously sized double, offering a bright and airy feel thanks to its high ceilings. A built-in double wardrobe provides both hanging space and shelving, ensuring ample storage. A sliding door leads directly onto the private terrace, a truly standout feature that enhances the sense of space and indoor-outdoor living. The shower room is beautifully designed for both style and practicality. A walk-in shower enclosure sits neatly behind a glass screen, complete with an adjustable-height shower and a built-in alcove for effortless toiletry storage. A large mirror above the wash basin creates a sense of openness, complemented by a sleek low-level WC with a concealed flush. The entire room is fully tiled in a sophisticated light grey palette, adding to its modern, elegant finish.

### OUTSIDE

This property boasts the rare privilege of its own private terrace, accessible exclusively from this apartment—an enviable feature enjoyed by only a select few. Spanning the entire width of the property, this generous outdoor space is thoughtfully designed with a half-tiled and half-astro turf base, complemented by a sleek glass-panel balcony barrier, seamlessly blending indoor and outdoor living. With ample room for garden furniture, it offers the perfect spot for alfresco dining, relaxation, and entertaining, while green-fingered residents can enjoy adding pot plants for a personal touch of nature. This terrace has been an endless source of enjoyment for its current owner, making it a truly standout feature of this exceptional opportunity.

In addition to your apartment there is a secure allocated parking bay for the property, it is a subterranean car park with a gated entrance.





## LOCATION

Nestled in the heart of Eastbourne, The Upperton offers the perfect blend of coastal charm and urban convenience. Residents enjoy easy access to Eastbourne town centre, just a short stroll away, where a variety of shops, cafés, restaurants, and entertainment venues await. The area is well-served by local parks and green spaces, providing a tranquil retreat from town life. For commuters, Eastbourne railway station is conveniently close, offering direct train services to London Victoria in approximately 90 minutes. The station also connects to Brighton in under 40 minutes, making it ideal for those who work or travel frequently. For international travel, Gatwick Airport is easily accessible via rail, with direct services running regularly and taking just over an hour. The location also benefits from excellent road links, including the nearby A22 and A27, ensuring smooth travel across Sussex and beyond. With its coastal beauty, strong transport connections, and vibrant local amenities, The Upperton is a fantastic place to call home.

## ADDITIONAL INFORMATION

**SERVICE CHARGE:** £1,600 per year approx. Inc, servicing of the lift, and building in general as well as cleaning and lighting of the communal areas. Window cleaning and buildings insurance is also included.

**GROUND RENT :** £250 per year

**LEASE :** 125 years from and including 1 January 2020

**COUNCIL TAX:** Band A approx. £1,688 per year.

**DIRECTIONS:** <https://w3w.co/frosted.moon.exact>

**Local Authority:** Eastbourne

**Services (not checked or tested):** Mains Utilities and drainage, Fiber Optic in the street.

**Tenure:** Leasehold

**EPC:** EPC Rating D

**Council Tax Band:** A

Offers in Region of £179,950

## Viewings

Viewing by Appointment only



Disclaimer:

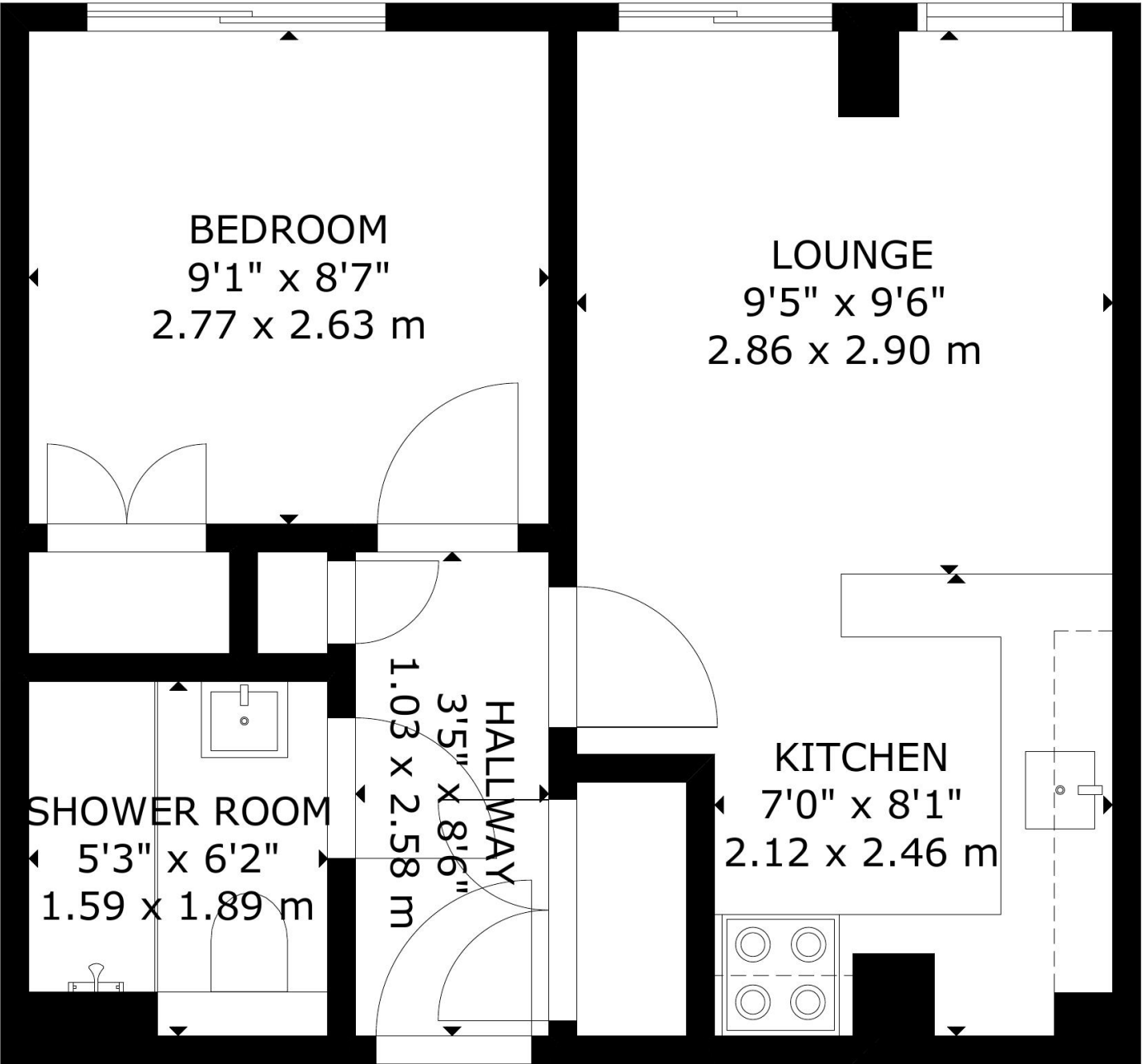
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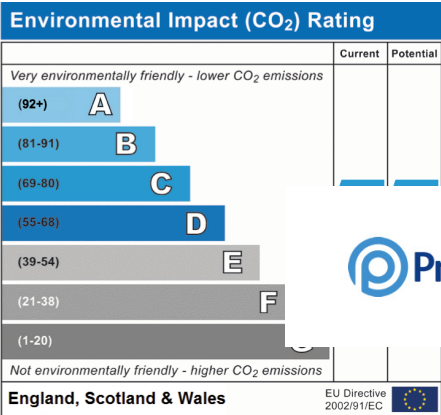
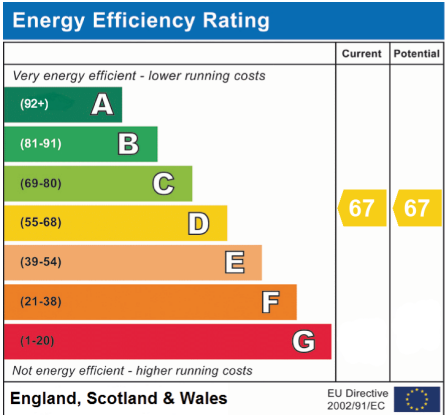
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GROSS INTERNAL AREA  
TOTAL: 31 m<sup>2</sup>/334 sq ft  
FLOOR 1: 31 m<sup>2</sup>/334 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



PrimeLocation.com

zoopla

rightmove

naea | propertymark  
PROTECTED