

# HUNT FRAME

ESTATE AGENTS



## The Upperton 20 Upperton Road

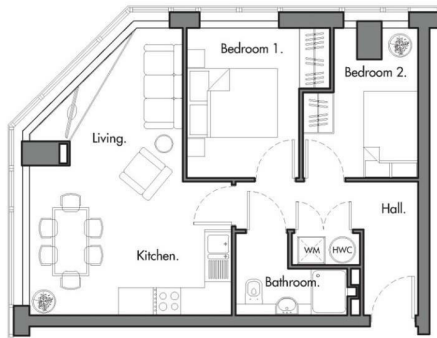
Upperton, Eastbourne, BN21 1AG

£1,150 PCM



# SUNSET

2 BEDROOM APARTMENT, FLOORS 1-5



This brand new luxurious development situated in the heart of Eastbourne offers a range of; Studio, one, two bedroom and unique Penthouses. All apartments are finished to the highest standard throughout, as well as some apartments offering breathtaking Downland, Sea and rooftop views over Eastbourne.

From a stunning entrance lobby that welcomes residents, to the meticulously designed apartments this statement building enjoys a prime town centre location.

**Dimensions**

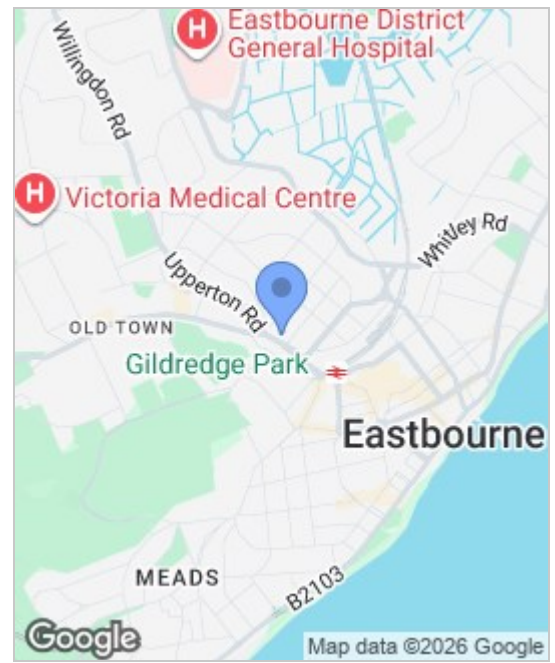
Kitchen / Living & Dining: 15' 3" x 21' 2" max (4.46m x 6.30m max)
Bedroom 1: 8' 35" x 11' 8" max (2.48m x 3.29m max)
Bedroom 2: 8' 55" x 11' 8" max (2.54m x 3.29m max)
Unit Area: 48.70m <sup>2</sup>



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These particulars are prepared for the guidance only and not intended to constitute part of an offer or contract. Any information contained herein is given in good faith and should not be relied upon as being a statement or representation of fact. Descriptions of a property are necessarily subjective. Purchasers must satisfy themselves by inspection, independent advice or otherwise. Images used are for illustrative purposes and may not fully depict the finished article.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- LUXURIOUS DEVELOPMENT
- FITTED KITCHEN WITH APPLIANCES
- PARKING SPACE INCLUDED
- SHORT WALK TO TRAIN STATION
- AVAILABLE LATE MAY
- TWO BEDROOMS
- DOWNLAND VIEWS
- SECOND FLOOR WITH LIFT
- STYLISH INTERIOR
- PLEASE APPLY VIA EMAIL FOR AN APPLICATION FORM

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR 'REQUEST DETAILS' TO FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.

The Upperton offers an iconic building in an exceptional location, so central, yet sitting proudly in an elevated position offering stunning views, light and underground parking. Electric car charging & cycle storage enhance the lifestyle choice in an area offering so much to explore, with the coast and South Downs just minutes away.

HOLDING FEE £265.38  
SECURITY DEPOSIT £1326.92  
COUNCIL TAX BAND B



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