

HUNT FRAME

ESTATE AGENTS



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12 Hamilton House Upperton Road, Eastbourne, BN21 1LE Offers Over £170,000



STUNNING THIRD FLOOR apartment with GLORIOUS VIEWS OVER EASTBOURNE, (with VIRTUAL TOUR) to include a KITCHEN & a MODERN BATHROOM and a splendid DOUBLE ASPECT LOUNGE with VIEWS, 21' BALCONY, TWO DOUBLE BEDROOMS and a SEPARATE WC. GARAGE and lock up store. CHAIN FREE with a SHARE IN THE FREEHOLD.

Motcombe village with its gardens, local shops and Waitrose is within easy walking distance and Eastbourne town centre and mainline railway station are also close by. Road links both in and out of the town are readily available and schools for all age groups are easily accessible.



COMMUNAL ENTRANCE

Communal entrance with a lift stairs to the upper floors.

ENTRANCE

Entrance on the third floor, door with spyhole into the hallway.

HALLWAY

Having a large storage cupboard with double folding doors to the front with additional storage above, additional storage cupboards to the side, entry phone system and telephone point, doors off to both bedrooms, shower room, separate WC, sitting room and kitchen, further large storage cupboard.

SITTING ROOM

182 x 12'11 (5.54m x 3.94m)

Dual aspect with UPVC double glazed windows to the side and rear elevations, two radiators, views towards the South Downs, UPVC double glazed door to the large balcony.

BALCONY

With safety glazing and handrail with views to the South Downs.

KITCHEN

90 x 80 (2.74m x 2.44m)

Fitted with a range of floor standing and wall mounted units with worktop space, inset double oven with a four electric hob over and extractor fan, fully tiled walls, inset one and a half bowl sink unit with mixer tap and drainer, plumbing and space for a washing machine, UPVC double glaze window to the rear elevation.

BEDROOM 1

13'1 x 11'3 (3.99m x 3.43m)

Radiator, UPVC double glazed window to the side aspect with views over the balcony and towards the South Downs.

BEDROOM 2

13'2 x 10'6 (4.01m x 3.20m)

Radiator, UPVC double glazed window with views over the balcony.

BATH & SHOWER ROOM

9'1 x 5'4 (2.77m x 1.63m)

Updated shower room comprising of a panelled bath with a handheld shower mixer, wash hand basin set on a vanity unit with cupboard beneath, mirror fronted

cabinet, large corner shower cubicle with a sliding door to the front with a twin headed shower system, contemporary style radiator, fully tiled walls.

SEPARATE WC

Separate WC comprising of a low level WC, extractor fan.

STORE ROOM

Number 12

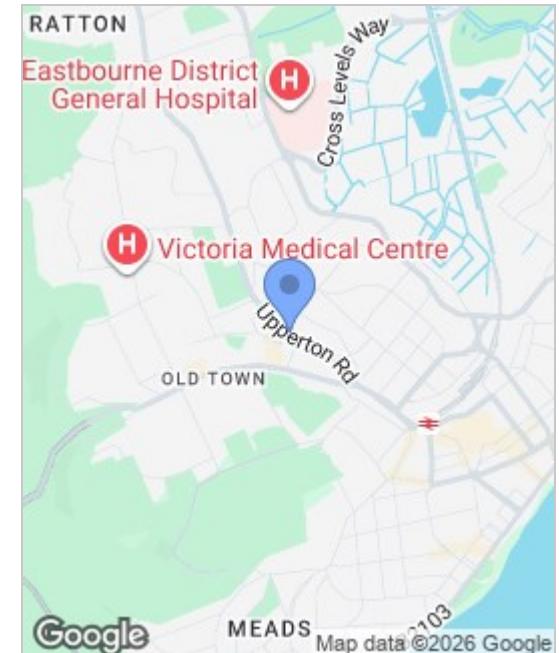
GARAGE & PARKING

Garage number 12, set to the rear of the building.

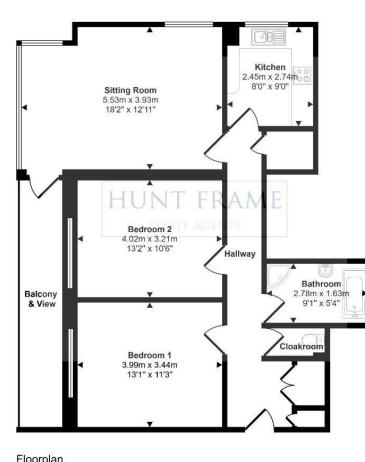
OUTGOINGS

LEASE: 199 YEARS FROM 29/09/1968 - 141 YEARS REMAINING

MAINTENANCE: APPROX £3600 PA
INCLUDES HEATING AND WATER RATES



Approx Gross Internal Area
77 sq m / 834 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 3D.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72	
(81-91)	B	64	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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