

# HUNT FRAME

ESTATE AGENTS



## 35 Upperton Gardens

Upperton, Eastbourne, BN21 2AF

Price Guide £795,000



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Original front door to:

## Entrance Porch

Glazed door to:

## Entrance Hall

Split level with exposed polished floorboards, period style staircase rising to first floor, Da-Do rail, cornice, period style arch, ornate radiator.

## Sitting Room

Original Victorian marble fireplace with inset ornate tiling, iron hood and grate. Exposed polished floorboards, picture rail, ornate cornice, fitted seating and shelving, two sets of casement doors leading onto the front garden, glazed double doors to:

## Family Room

Original period style fireplace with open fire. Exposed polished floorboards, picture rail, cornice, period style radiator, TV point, double glazed window to rear, double glazed casement doors opening onto rear garden.

## Kitchen/Breakfast Room

Fitted in a range of wall and base mounted cupboards and drawers. Quartz work tops with inset one and a half bowl sink and single drainer unit. 'Range' style cooker with extractor hood and original mantel above. Built in dishwasher, space for upright fridge/freezer, recessed spot lighting, door to cellars, two radiators, two double glazed windows to side, opening into:

## Sun Room/Utility

Fitted shelving, radiator, double glazed casement doors to rear garden.

## Ground Floor Cloakroom/Utility Room

In a white suite comprising low level wc, vanity wash basin with cupboards below, radiator, space and plumbing for washing machine, double glazed window to rear.

## First Floor Landing

Split level with original restored spindled balustrade, exposed polished floorboards, ornate period style radiator, stairs continuing to second floor.

## Bedroom One

An exceptional room with beautiful original marble fireplace with inset ornate tiling, iron hood and grill. Three radiators, cornice, picture rail, three casement windows to front, door to:

## En-Suite Bathroom

A stunning room with central 'slipper' style bath, separate shower cubicle with double head shower, low level wc, vanity unit with twin 'his and hers' sinks with cupboards and drawers below, original fireplace, period style radiator and heated towel rail, fitted cupboards, double glazed window to rear.

## Bedroom Two

Original fireplace, exposed polished floorboards, radiator, picture rail, double glazed window to side, double glazed door to:

## Roof Terrace

12 x 10 (3.66m x 3.05m)

Enjoying a southerly aspect.

## Shower Room

Recently installed in a white suite comprising tiled shower cubicle with double head shower, low level wc, vanity wash basin with cupboards and drawers below, heated towel rail, recessed spot lighting, tiled splash backs, double glazed window to side.

## Second Floor Landing

Split level with an assortment of original cupboards, one of which houses two boilers for the property. Da-Do rail, access to loft space,.

## Bedroom

Original fireplace, radiator, double glazed window to side.

## Shower Room

Recently installed in a white suite comprising corner shower cubicle, low level wc, vanity wash basin with cupboards and drawers below, heated towel rail, double glazed window to side.

## Bedroom

Built in double wardrobe, radiator, picture rail, double glazed window to rear.

## Bedroom/Studio

Original fireplace and built in cupboards, Radiator, two windows to front.

Tel: 01323 737373

## Bedroom/Office

Radiator, window to front.

## Externally

The property benefits from an enclosed front garden.

To the rear is a patio garden which enjoys a southerly aspect with pergola. There is a gate which leads to the ALLOCATED PARKING SPACE and GARAGE.

COUNCIL TAX BAND: D

## Summary

A SUPERB VICTORIAN TOWNHOUSE, one of only a few remaining unconverted buildings in the vicinity and extending to circa 2800 sq ft in size. SYMPATHETICALLY REFURBISHED and PAINSTAKINGLY RESTORED throughout with great attention to detail for modern living. Many CHARACTER FEATURES remain including cornicing, skirting boards, doors, windows, flooring and ORIGINAL FIREPLACES together with full restoration of the exterior to its original state. Exemplary and HUGELY VERSTAILE accommodation to include TWO IMPRESSIVE RECEPTIONS, a STUNNING KITCHEN with separate BREAKFAST ROOM, SIX BEDROOMS with BEAUTIFULLY APPOINTED LUXURY SHOWER & EN-SUITE facilities. Pretty LANDSCAPED GARDENS & a ROOF TERRACE with OFF ROAD PARKING & a GARAGE complete the merits of this rarely available period home. Highly recommended by selling agents messrs Hunt Frame.

## Location

Situated in the popular Upperton area of Eastbourne, within easy reach of many amenities which include parks, Eastbourne's town with its Beacon retail shopping centre and train station providing direct links to London and Brighton, bus routes and more.

## ANTI-MONEY LAUNDERING REGULATIONS

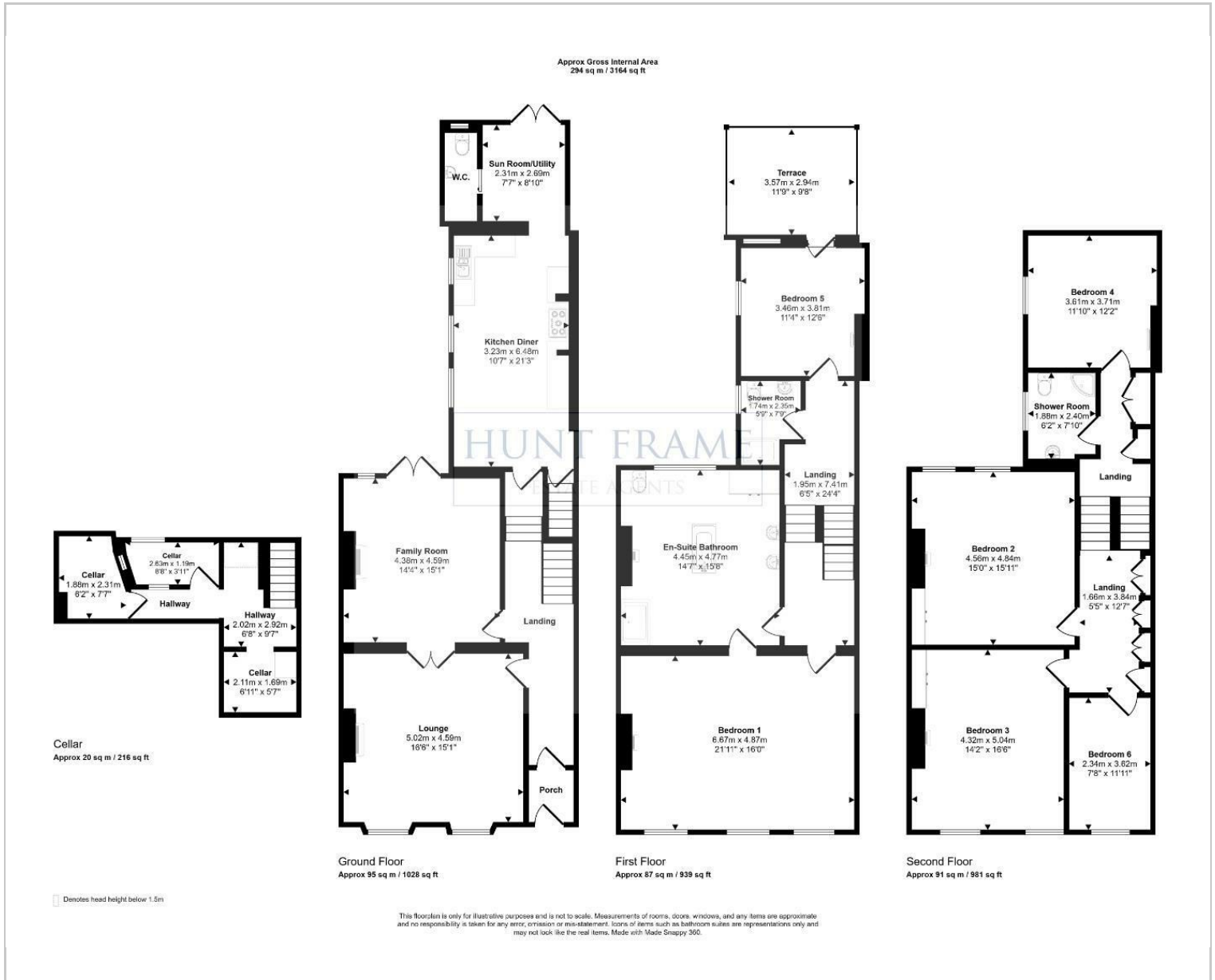
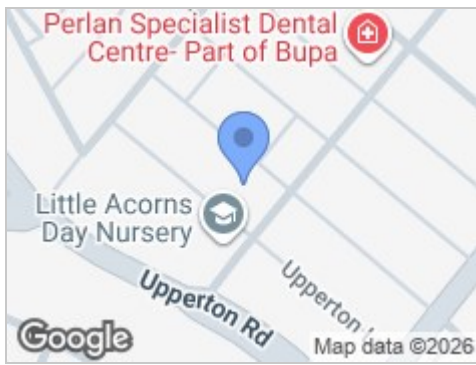
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## PLANNING

The property benefits from planning to add a single storey extension to the rear.

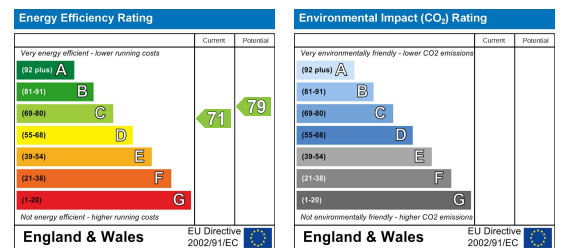
Planning Application 210635 - Valid From 03/08/2021





## Viewing

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



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