



## 9 Summerhill 4 Ratton Road, Eastbourne, BN21 2LS

£250,000



HUNT FRAME ESTATE AGENTS are proud to offer this SUPERB PENTHOUSE APARTMENT with **\*\*VIRTUAL TOUR\*\***, set within this modern, small development within the Upperton area of Eastbourne, close to local shops, bus routes and Waitrose supermarket. Offered for sale with no chain, this well presented and spacious apartment benefits from a ROOF TERRACE, master bedroom with EN-SUITE, an allocated parking space and a share in the freehold.





Accommodation:

SERVICE CHARGE: £2929 P.A.  
GROUND RENT: Nil

Lift and staircase to SECOND FLOOR  
LANDING with door to:

ENTRANCE HALL with video entryphone  
to front door, radiator, cupboard housing  
gas fired boiler and storage space, door to:

LIVING ROOM 17'4" x 18" narrowing to  
10'5 with radiator, TV aerial point, double  
glazed casement doors open to PRIVATE  
ROOF TERRACE.

KITCHEN 9'11" x 7'8" a beautifully  
appointed room fitted with a range of units  
comprising granite effect worktops with  
cupboards and drawers under, range of  
wall cupboards, built-in appliances include  
4 burner electric hob, oven under, cooker  
hood over, fridge/freezer, washing machine  
and dishwasher, tiled floor, ceiling  
downlighting.

BEDROOM One 16'5" narrowing to 11'9" x  
12'4" views are enjoyed over Eastbourne  
to the South Downs, radiator, built-in  
double wardrobe cupboards, door to:

EN-SUITE BATHROOM luxuriously  
appointed having fully tiled walls and  
floor, panelled bath, low level wc, pedestal  
wash basin, mirror , light and shaver point  
over, ladder style chrome radiator.

BEDROOM Two 11'8" x 9'7" with radiator.,  
double glazed window to rear.

SHOWER ROOM luxuriously appointed  
having tiled walls and floor, corner shower  
cubicle, low level wc, pedestal wash basin,  
mirror light and shaver point over, ladder  
style chrome radiator.

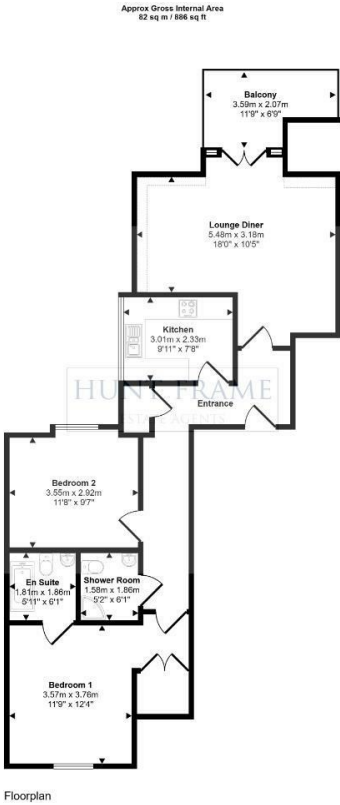
Outside:

COMMUNAL GARDENS. Walled garden  
primarily laid to lawn with patio seating  
area.

CAR PARKING SPACE found at the front  
of the property.

PRIVATE LOCKABLE STORE  
CUPBOARD.

LEASE: Share of freehold



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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.