



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Hamsey Close, Eastbourne, BN20 8UH

Leasehold | Flat | 1 Bedrooms

This light and bright one bedroom apartment has been updated by the current owner with the addition of new carpets, rewiring and redecoration. Views of The South Downs and neighbouring Golf Course can be enjoyed from the accommodation and private balcony. Low outgoings, external storage cupboard and residents parking are further attributes of this lovely apartment. Offered to the market with no onward chain.

**FOR SALE**  
**LEASEHOLD**  
**£145,000**

### Location

Hamsey Close is located in the ever popular Old Town area of Eastbourne, with shops and facilities within walking distance. The town centre is approximately 2 miles away and has an array of High Street shops as well the train station with connections to London Victoria, Lewes & Brighton. The South Downs are visible from the property and offer picturesque walks, ideal for hikers or a Sunday stroll.

### Approach

To the front of the property is communal parking for residents of the flats. The entrance door opens into communal staircase which rises to the second floor.

### Hallway

Two built in storage cupboards, new carpet, entryphone and ceiling light.

### Bedroom 14'0" x 10'10" (4.29 x 3.31)

A double glazed window offers view over the communal grounds, The South Downs as well as the neighbouring golf course. New carpet, electric heater, ceiling light and powerpoints.

### Living Room 14'8" x 10'7" (4.49 x 3.24)

The double glazed windows and door that allow access to the balcony flood this room with natural light. New carpet, wall heater, ceiling light and powerpoints.

### Balcony

A lovely space to sit out and enjoy the views of The South Downs and neighbouring golf course.

### Kitchen 8'10" x 6'10" (2.71 x 2.09)

Fitted with a range of wall and floor units that are finished with white cabinetry. Integrated oven, ceramic hob and an extractor over. Space for under counter fridge freezer and washing machine. The stainless steel sink with mixer tap is set beneath a double glaze window, which offers views over Eastbourne. Built-in cupboards, one of which is housing the hot water cylinder. Vinyl flooring, ceiling light and powerpoints.

### Bathroom 6'10" x 6'6" (2.09 x 1.99)

A white suite comprising of toilet, pedestal basin and bath that has an electric shower over. Shower panels with marble effect, wall hung cabinet, extractor and ceiling light. Double glazed window with obscured glass.

### Storage Room

The flat comes with a brick storage room that is accessed via the communal grounds. Ideal for bike or pushchair storage.

### Lease Details

Maintenance Charge: £60 per month

We understand that there is approximately 175 years remaining on the lease.

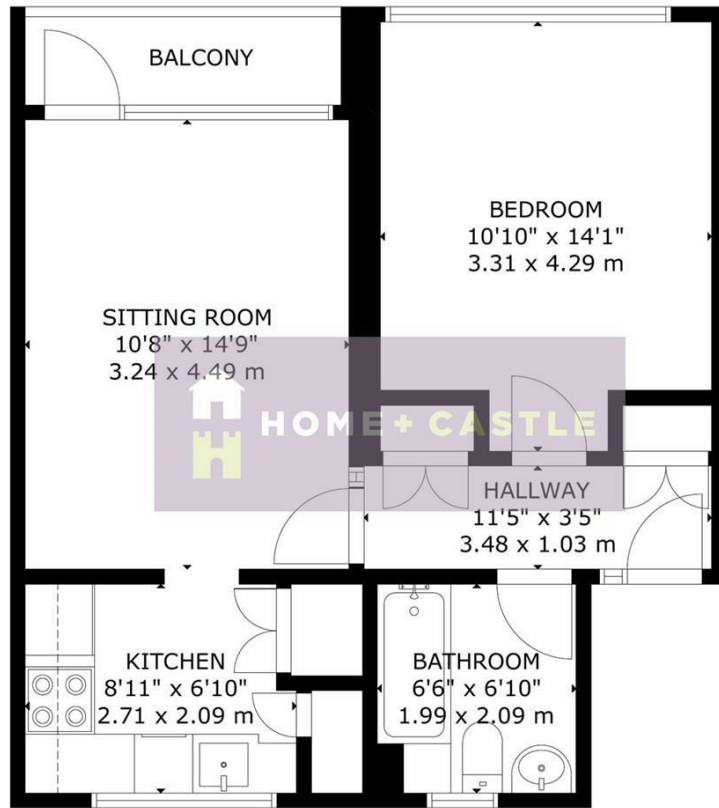
### Additional Information

EPC Rating: Awaited

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 46 m<sup>2</sup>/500 sq.ft  
 FLOOR 1: 46 m<sup>2</sup>/500 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph

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

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