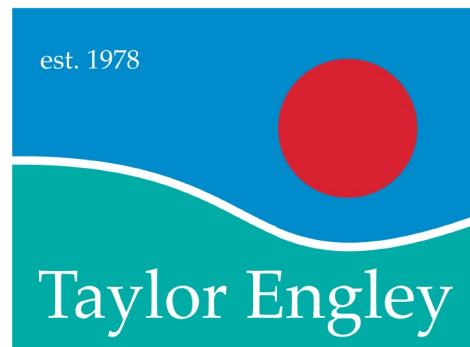


Valuers, Land & Estate Agents
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Flat 25 Hamilton House 34, Upperton Road, Eastbourne, East Sussex, BN21 1LE
Asking Price £180,000 Leasehold

An opportunity arises to acquire this TWO BEDROOMED SIXTH FLOOR APARTMENT, forming part of the favoured Hamilton House, located in the popular Upperton area of Eastbourne. The apartment enjoys far reaching views and has features that include communal heating central, double glazed windows, spacious living room and balcony. There is also the benefit of a lock up store and a garage.



Hamilton House is located in the popular Upperton area of Eastbourne being approximately half a mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. Bus services pass along Upperton Road and Waitrose in the Old town district and Gildredge Park are also within walking distance.

*** FAVOURED HAMILTON HOUSE DEVELOPMENT * FAR REACHING VIEWS * BALCONY * SPACIOUS LIVING ROOM * KITCHEN * TWO BEDROOMS * SHOWER ROOM * SEPARATE WC * BASEMENT LOCK UP STORE CUPBOARD * GARAGE * COMMUNAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With security entry phone, passenger lift or stairs rising to:

Sixth Floor

Private front door to:

Hall

Security entry phone, built-in cloaks cupboard, built-in cupboard housing fuse board, airing cupboard housing cylinder.

Living Room

18'2 x 13'1 (5.54m x 3.99m)

Two radiators, fitted mock fireplace surround, windows to side and rear and having far reaching views to the side over the surrounding area and towards the South Downs National Park in the distance. door to:

Balcony

Having far reaching views to the side over the surrounding area and towards the South Downs National Park in the distance.

Kitchen

9' x 7'11 (2.74m x 2.41m)

Comprises: single drainer one and a half bowl sink unit, worksurface, range of base units and wall mounted cupboards, space and plumbing for washing machine, space for fridge/freezer and space for slot in oven, outlook to rear.

Bedroom 1

13' max x 11'2 (3.96m max x 3.40m)

Two double fitted wardrobe cupboards, radiator, outlook to side.

Bedroom 2

13' x 10'7 (3.96m x 3.23m)

Radiator, outlook to side.

Shower Room

Shower cubical, pedestal wash hand basin, tiled walls, electrically heated towel rail.

Separate WC

Low level WC.

Lock-up Store.

Number 25, lock up storage cage, located on the ground floor of the block.

Garage

16'10 x 8'8 max (5.13m x 2.64m max)

(Maximum measurements include depth of internal pillars, fittings and structures).

Garage number 25, situated to the rear of the block.

NB

We are informed that the term of lease is 199 years from 29th September 1968.

We are also informed of the following,

The Apartment is leasehold, and on the purchase of the apartment, the purchaser would become a member in Upham Residents Association Limited, the company that owns the freehold

Maintenance due for the half year to 29 September 2026 £2,350.00 including central heating, water, and sewage.

Managing Agents are Price & Co Chartered Accountants.

(All details concerning the term of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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FOR CLARIFICATION:

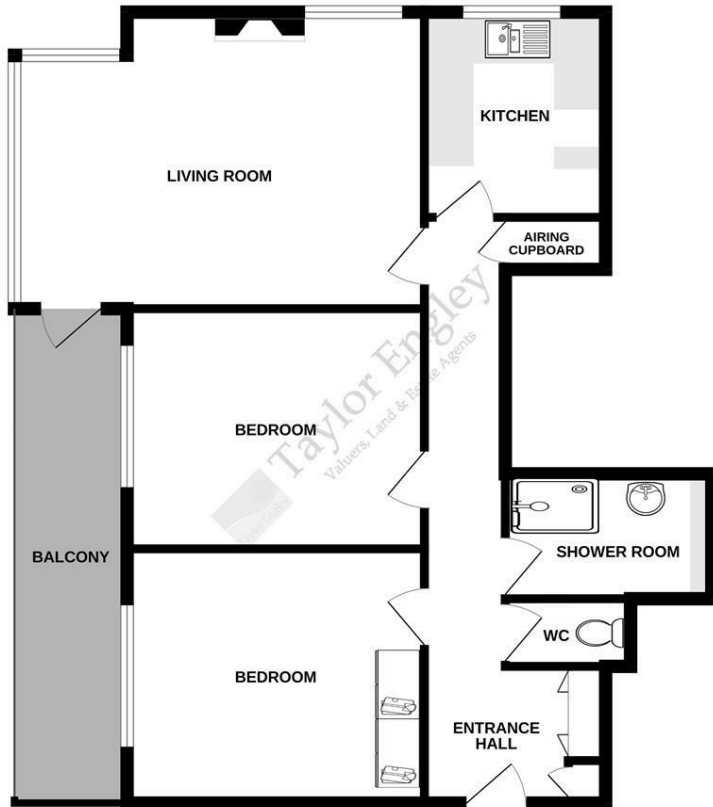
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



6TH FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.