

HUNT FRAME

ESTATE AGENTS



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9 Summerhill 4 Ratton Road, Eastbourne, BN21 2LS

£280,000



VIRTUAL TOUR - A SUPERB PENTHOUSE APARTMENT, 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: £2650 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.

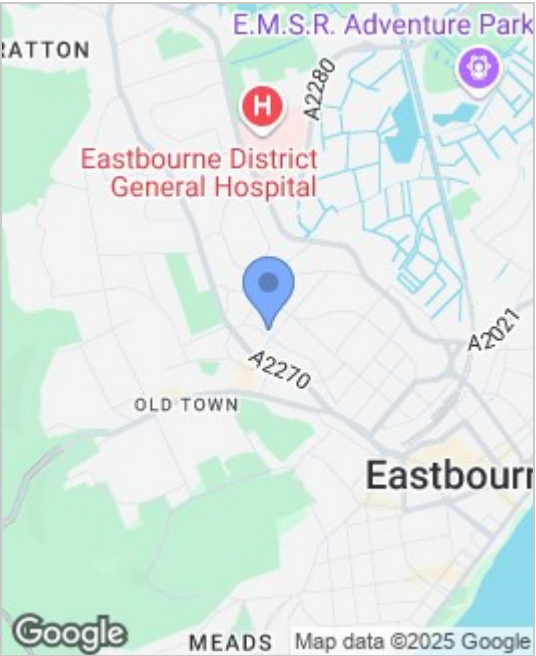
Outside:

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



Floorplan

Denotes head height below: 1.5m

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 ₂) Rating | | |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ 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 ₂ 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.