

# HUNT FRAME

ESTATE AGENTS



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## 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.

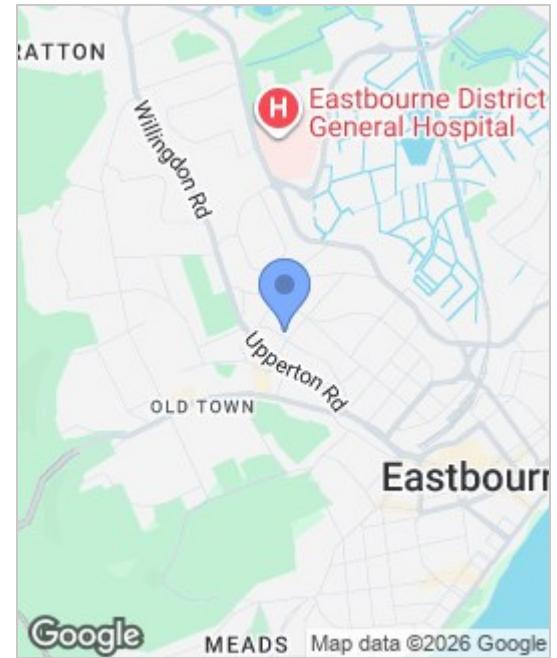
Outside:

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

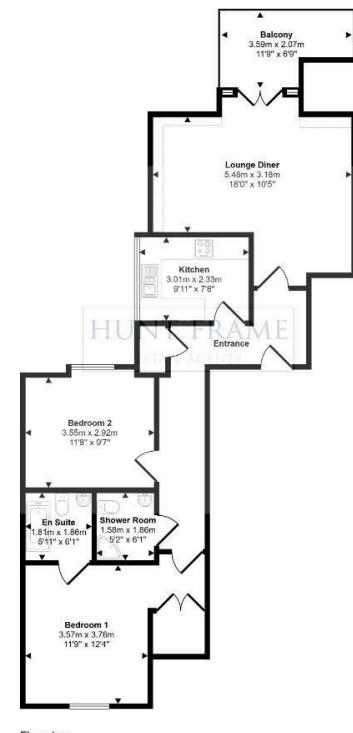
CAR PARKING SPACE found at the front of the property.

PRIVATE LOCKABLE STORE CUPBOARD.

LEASE: Share of freehold



Approx Gross Internal Area  
82 sq m / 886 sq ft



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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Meads Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	81	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	81	(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	
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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