



11 Hamilton House Upperton Road, Eastbourne, BN21 1LE

Offers Over £200,000



STUNNING THIRD FLOOR apartment with GLORIOUS FAR REACHING VIEWS OVER EASTBOURNE, (with VIRTUAL TOUR) to include a KITCHEN & BATHROOM and a splendid DOUBLE ASPECT LOUNGE with VIEWS, 21' BALCONY, TWO DOUBLE BEDROOMS and a SEPARATE WC. GARAGE and lock up store. CHAIN FREE with a SHARE IN THE FREEHOLD.

Motcombe village with its gardens, local shops and Waitrose is within easy walking distance and Eastbourne town centre and mainline railway station are also close by. Road links both in and out of the town are readily available and schools for all age groups are easily accessible.



COMMUNAL ENTRANCE

Staircase and lift to the third floor.

HALLWAY

Large double storage cupboard, further meter cupboard, doors off to the bedrooms, bathroom and kitchen, additional large airing cupboard.

SITTING/DINING ROOM

18'6 x 12'9 (5.64m x 3.89m)
Dual aspect with UPVC double glazed windows to the front and side elevations with the former having glorious views towards the South Downs, two radiators, television point, door to the balcony.

BALCONY

Large South balcony with safety glass with interrupted views across Eastbourne towards the South Downs.

KITCHEN

9'0 x 8'1 (2.74m x 2.46m)
Fitted with a range of floor standing and wall mounted units with roll edge worktop space, inset one and a half bowl sink unit with mixer up and drainer, fully tiled walls, space for a free staining upright fridge/freezer, fitted double oven with four ring hob to side and extractor fan over, plumbing and space for a washing machine, UPVC double glazed window to the side elevation with views across Old Town towards the South Downs.

BEDROOM 1

10'11 x 13'1 (3.33m x 3.99m)
UPVC double glazed windows to the front elevation with glorious views across the balcony towards the South Downs, range of matching fitted furniture to include mirror fronted wardrobes with further wardrobes, corner dresser unit, recessed fitted wardrobes.

BEDROOM 2

13'3 x 10'10 (4.04m x 3.30m)
UPVC double glazed window to the front elevation, radiator, glorious views across across the balcony towards the South Downs.

BATHROOM

Comprising of a panelled bath with shower unit with folding shower screen, wash hand basin set in vanity unit with cupboards, electric heated towel rail, fully

tiled walls, shaver point, large mirror, mirror fronted cabinet, extractor fan.

SEPARATE WC

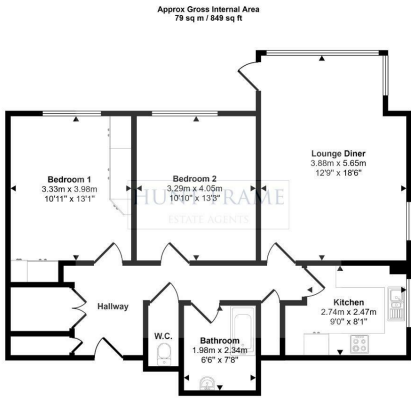
Comprising of a low level WC, part tiling to walls.

GARAGE

Situated to the rear of the building. Store room.

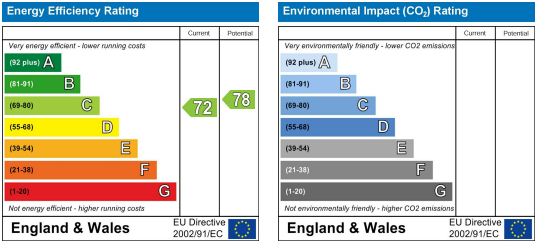
OUTGOINGS

LEASE: SHARE OF FREEHOLD AND EXTENDED TO 199 YEARS FROM OCTOBER 1999 - 163 YEARS REMAINING
MAINTENANCE: £3600 PA APPROX TO INCLUDE HEATING & WATER RATES
COUNCIL TAX BAND C



Floorplan

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 Mada Strategy 260.



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