



BROOK GAMBLE



Flat 5 Hamilton House Upperton Road, Eastbourne, BN21 1LE

£259,995

We are delighted to offer a most MAGNIFICENT TWO BEDROOM first floor apartment in a purpose built block, just on the outskirts of the town centre in UPPERTON ROAD. Having been EXTENSIVELY REFURBISHED to a high standard by the current owners and offering a LUXURY KITCHEN and BATHROOM, double aspect lounge/dining room, double glazing and gas central heating, balcony, GARAGE and lock up store room, and a long length of lease. Being offered CHAIN FREE, viewing is highly recommended. Sole Agents.

Communal front door, with security entryphone system, to:

Communal Entrance Hall

Stair and lift to:

First Floor Landing

Private front door to:

Entrance Hall

Built-in cupboard. Telephone point.

Double Aspect Lounge/Dining Room 17'10" x 12'7" (5.44m x 3.84m)



Radiator. Wall lights. Double glazed window to rear aspect. Double glazed bay window to side with double glazed door to:

Sun Balcony



Laid to decking with glass balustrade and seating area.

Fitted Kitchen 9'1" x 7'11" (2.77m x 2.41m)



Range of fitted grey wall and base units with under unit lighting to wall units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor hood. Space and plumbing for washing machine. Space for upright fridge/freezer. Part tiling to walls. Inset ceiling spotlights. Double glazed window to rear aspect.

Bedroom 1 12'7" x 10'10" (3.84m x 3.30m)



Radiator. Double glazed window to side aspect.

Bedroom 2 12'7" x 10'0" (3.84m x 3.05m)



Radiator. Double glazed window to side aspect.

Bathroom



White suite comprising panelled bath with chrome mixer tap, low level WC with concealed cistern, and wash hand basin, with chrome mixer tap, inset into vanity unit with cupboard below. Shower cubicle with wall mounted shower. Wall mirror with light. Extractor fan. Part tiling to walls. Inset ceiling spotlights. Tiled floor.

Outside



The flat enjoys the benefit of a garage with up and over door and a private lock up storage room.

Other Information

Council Tax Band C

Total floor area 76 square metres

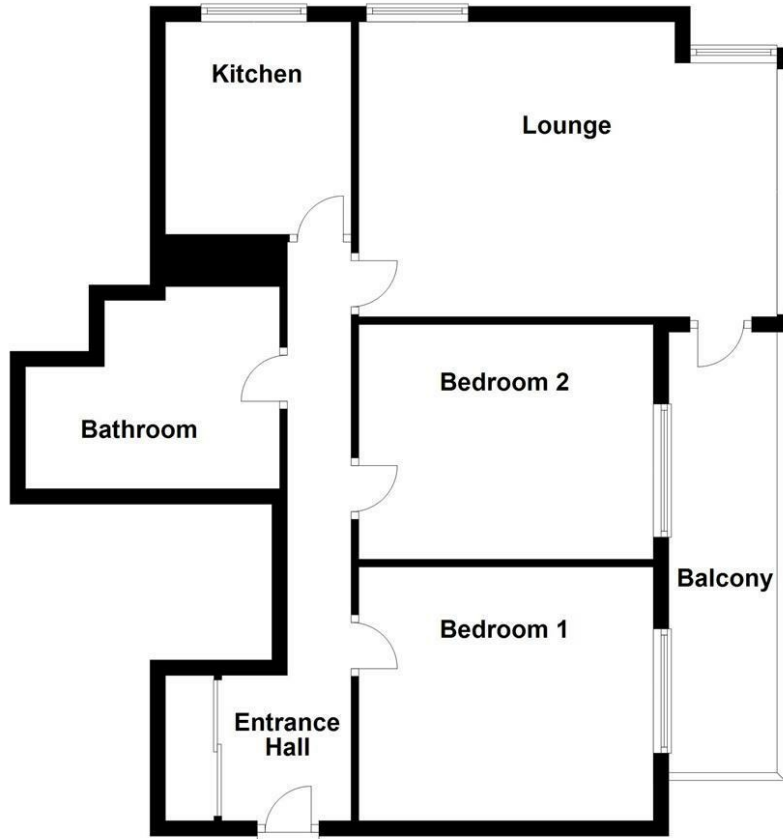
The Vendor has advised us of the following information:

Lease: 143 years remaining

Maintenance charge: £2,800.00 per annum to include water, heating, buildings insurance and ground rent

Floor Plan

First Floor Apartment

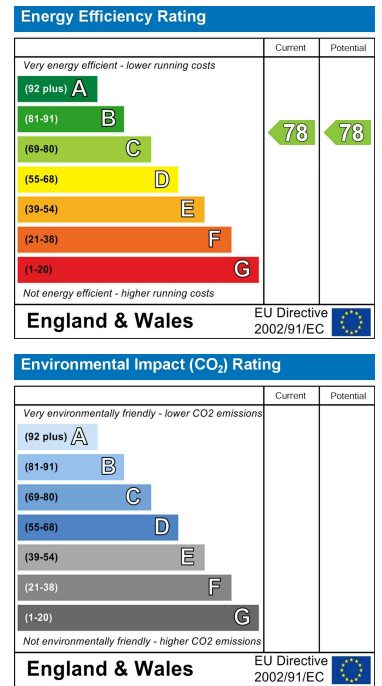


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.