



Hamilton House Upperton Road, Eastbourne BN21 1LE

welcome to

Hamilton House Upperton Road, Eastbourne

A spacious two bedroom purpose built apartment located on the fourth floor of this desirable development in Upperton. Boasting two double bedrooms, spacious private balcony, lock up storage unit and garage en bloc. Offered to the market CHAIN FREE,



Communal Entrance Hall

Lift to all floors. Lock up storage.

Entrance Hall

Entry phone system. Built in cupboards. Airing cupboard.

Lounge

18' 2" into bay x 13' 1" (5.54m into bay x 3.99m)
Double glazed bay window to the side aspect.
Double glazed door to the front aspect leading to balcony. Radiator.

Kitchen

9' x 7' 11" (2.74m x 2.41m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge / freezer. Space for cooker with extractor fan above.

Bedroom 1

11' 3" x 13' 2" (3.43m x 4.01m)
Double glazed window to the side aspect. Radiator.

Bedroom 2

10' 6" x 13' (3.20m x 3.96m)
Double glazed window to the side aspect. Radiator.

Bathroom

Comprising a bath with mixer taps. A walk in shower cubicle with over head shower attachment. Heated towel rail. Wash hand basin.

Cloakroom

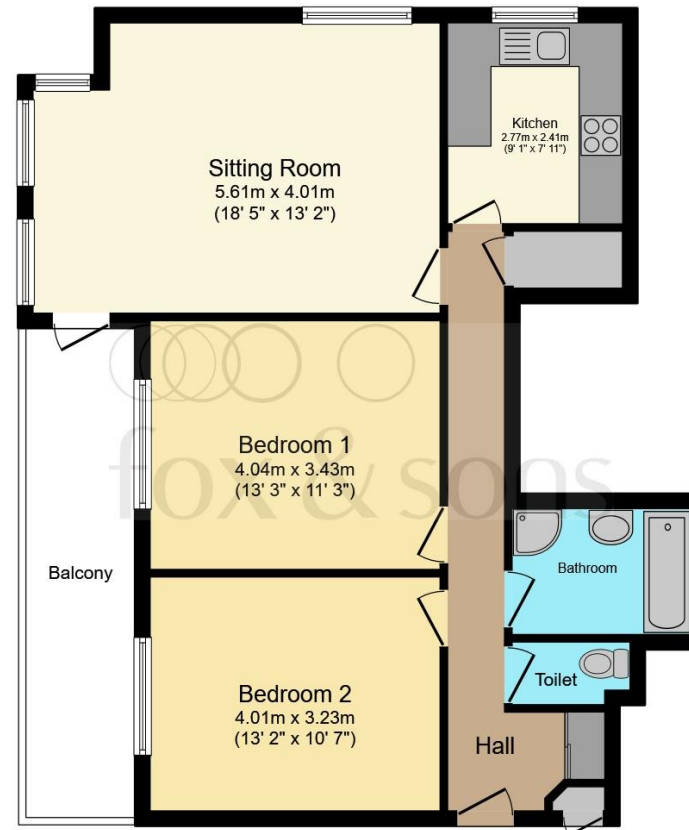
Low level W.C Extractor fan.

Balcony

Views over the South Downs.

Garage

Up and over door.



Total floor area 83.5 sq.m. (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Hamilton House Upperton Road, Eastbourne

- PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- BALCONY
- GARAGE EN BLOC
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000 - £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118302 - 0005

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