

HUNT FRAME

ESTATE AGENTS

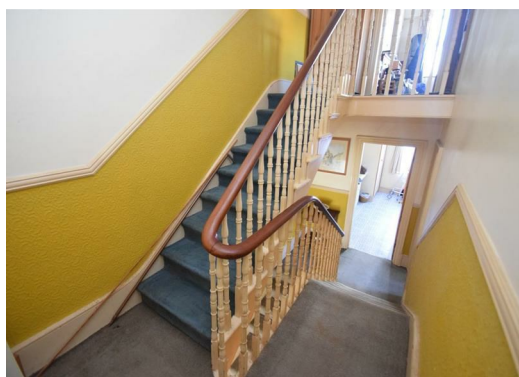


12 New Upperton Road, Eastbourne, BN21 1NN

£335,000



HUNT FRAME ESTATE AGENTS are proud to offer with this OPPORTUNITY TO CREATE YOUR OWN PERIOD STYLE PROPERTY. An opportunity to acquire this FOUR BEDROOM, end of terrace house located close to Motcombe Village. Offering accommodation over three floors with two bright and spacious reception rooms. Conveniently located within easy reach of the town centre. **MUST BE VIEWED!!**



Entrance - Covered entrance with front door to-

Entrance Hall - Radiator, Exposed wooden floorboards, stairs rising to first floor landing.

Lounge - 4.88m into bay x 3.35m (16'34 into bay x 11'81) - Feature fireplace with inset gas fire. Double glazed bay window to front.

Dining Room - 4.27m max x 3.81m (14'99 max x 12'06) - Exposed wooden floorboards. Radiator. Fireplace surround. Double glazed patio doors to rear.

Kitchen/Breakfast Room - 4.88m x 3.05m (16'52 x 10'87) - Range of kitchen cupboards with work tops. Inset sink unit. Built in hob. Wall mounted gas boiler. Understairs cupboard and cellar. Door to-

Lean To - 3.43m x 2.13m (11'03 x 7'58) - Access to garden. Door to-Exposed wooden floorboards & cork tiles.

Ground floor cloakroom - Low level WC.

First Floor Landing - Access to loft space.

Bedroom One - 4.27m max into recess x 3.84m (14'50 max into recess - Radiator. Double glazed windows to rear and side aspects.

Bedroom Two - 3.66m max x 3.66m (12'83 max x 12'68) - Radiator. Double glazed window to front aspect.

Bedroom Four - 3.35m x 2.64m (11'93 x 8'08) - Double glazed window to front aspect.

Bathroom - Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Airing cupboard Frosted window.

Wc - Low level WC. Frosted window.

Stairs From First To Second Floor Landing - Window.

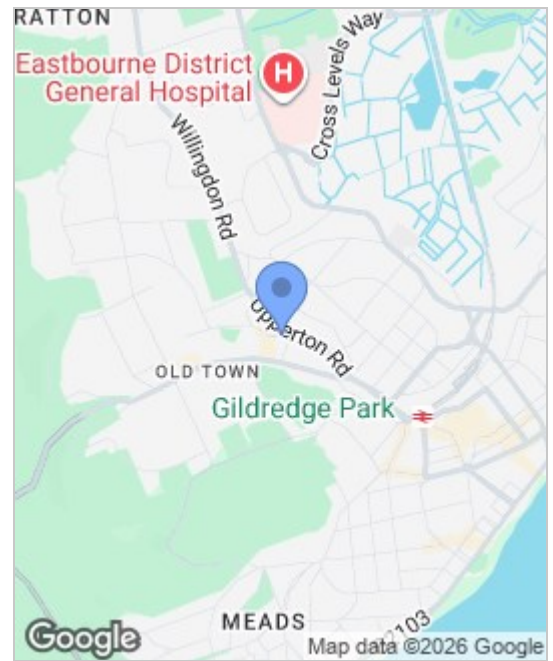
Bedroom Three - 3.66m x 2.74m (12'83 x 9'61) - Radiator. Built in wardrobe. Double glazed window to rear.

Outside - There is a courtyard style garden.

Council Tax Band = D -

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



12 New Upperton Road

Approximate Gross Internal Area
1616 sq ft - 150 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC		England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.