

HUNT FRAME

ESTATE AGENTS



35 The Upperton Upperton Road, Eastbourne, BN21 1AG

£875



PLEASE APPLY BY EMAIL ONLY. A compact, modern second floor flat within this luxurious new development within easy walking distance of Eastbourne town centre and railway station. Fully fitted kitchen with integrated appliances, luxury bathroom. AVAILABLE EARLY MAY

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.



HOLDING DEPOSIT: £201.92

SECURITY DEPOSIT: £1009.61

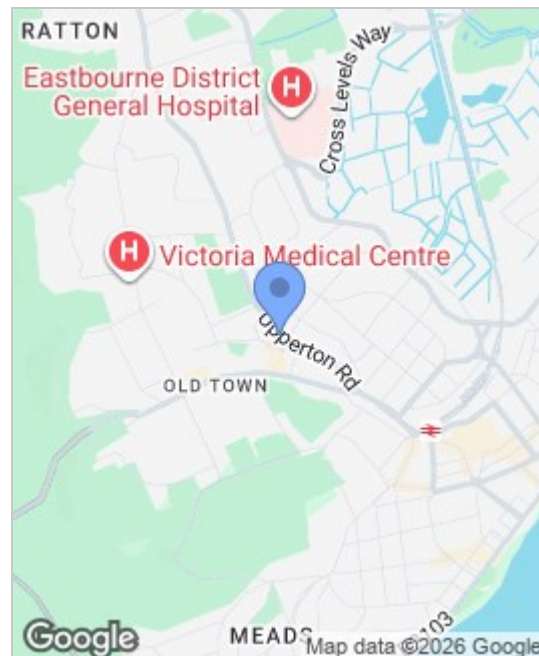
Accommodation Comprising - Communal entrance, security entry phone, stairs or choice of two lifts rising to second floor.

Main Entrance Door - hallway, wall mounted electric heater, Security entry phone handset, storage cupboard, recessed spotlighting, cupboard housing mega flow hot water cylinder.

Open Plan Kitchen Lounge - 18'2 x 10'1max - Fitted in a range of wall and floor base units with drawers and cupboards, complimentary worksurface and splashback, inset Zanussi electric hob with electric oven beneath and extractor hood above, single bowl sink unit with mixer tap. Fitted fridge with freezer compartment, fitted dishwasher, Wall mounted media centre with range of plug units, television socket, sky socket, BT socket, recessed spotlighting, wall mounted electric heater

Bedroom - 11'5 x 9'5 max - Wall mounted electric heater, wall mounted media centre comprising television aerial socket, BT socket points, recessed spotlighting, large double glazed windows to East aspect.

Shower Room - with walk-in shower cubicle, wall mounted shower and riser rail, Heated towel ladder, low-level WC wash hand basin, fitted mirror, extractor fan, recessed spotlighting, Tiled splash back, tiled flooring.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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	67 67	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.