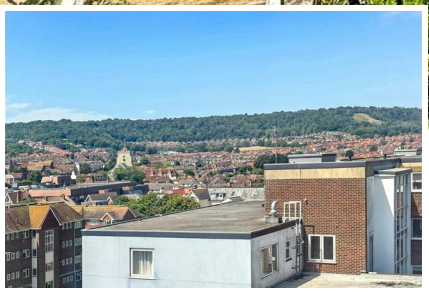
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£175,000



25 Hamilton House, 34 Upperton Road, Eastbourne, BN21 1LE

A CHAIN FREE 2 bedroom 6th floor apartment providing spacious and well proportioned accommodation. Forming part of this popular purpose built block in Upperton the flat benefits from 2 double bedrooms, refitted shower room with separate cloakroom, wonderful double aspect lounge with far reaching views towards the South Downs and direct access to the sun balcony. The apartment has a share of the freehold and lock-up storage & garage. Eastbourne town centre and mainline railway station are within easy comfortable walking distance. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

25 Hamilton House, 34 Upperton Road, Eastbourne, BN21 1LE

£175,000

Main Features

- Spacious Upperton Apartment With Lock-Up Garage
- 2 Bedrooms
- 6th Floor
- Double Aspect Lounge
- Sun Balcony With Wonderful Downland Views
- Kitchen
- Shower Room
- Separate Cloakroom
- Double Glazing
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to 6th floor private entrance door to -

Hallway
Entryphone handset. Airing cupboard housing hot water cylinder. Range of built-in cupboards.

Double Aspect Lounge
17'7 x 12'10 (5.36m x 3.91m)
Radiator. Feature fireplace Coved ceiling. Wall lights. Double glazed window to rear and side aspect with far reaching views over Eastbourne towards the South Downs. Door to -

Sun Balcony
With wonderful downland views.

Kitchen
8'10 x 7'10 (2.69m x 2.39m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Cooker point. Space for upright fridge/freezer. Tiled walls. Double glazed window to rear aspect.

Bedroom 1
12'8 x 10'10 (3.86m x 3.30m)
Radiator. Coved ceiling. Fitted wardrobe. Double glazed window.

Bedroom 2
12'8 x 10'4 (3.86m x 3.15m)
Radiator. Coved ceiling. Double glazed window.

Shower Room
Suite comprising shower cubicle with fixed seat. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail.

Separate Cloakroom
Low level WC. Extractor fan.

Parking
The flat has a lock-up garage (No. 25) situated to the rear of the block.

EPC = D

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £2350 paid half year & includes central heating, water and sewage
Lease: 199 years from 1968. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.