

HUNT FRAME

ESTATE AGENTS



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12 Hamilton House Upperton Road, Eastbourne, BN21 1LE Offers Over £170,000



STUNNING THIRD FLOOR apartment with GLORIOUS VIEWS OVER EASTBOURNE, (with VIRTUAL TOUR) to include a KITCHEN & a MODERN BATHROOM and a splendid DOUBLE ASPECT LOUNGE with VIEWS, 21' BALCONY, TWO DOUBLE BEDROOMS and a SEPARATE WC. GARAGE and lock up store. CHAIN FREE with a SHARE IN THE FREEHOLD.

Motcombe village with its gardens, local shops and Waitrose is within easy walking distance and Eastbourne town centre and mainline railway station are also close by. Road links both in and out of the town are readily available and schools for all age groups are easily accessible.



COMMUNAL ENTRANCE

Communal entrance with a lift stairs to the upper floors.

ENTRANCE

Entrance on the third floor, door with spyhole into the hallway.

HALLWAY

Having a large storage cupboard with double folding doors to the front with additional storage above, additional storage cupboards to the side, entry phone system and telephone point, doors off to both bedrooms, shower room, separate WC, sitting room and kitchen, further large storage cupboard.

SITTING ROOM

18'2 x 12'11 (5.54m x 3.94m)
Dual aspect with UPVC double glazed windows to the side and rear elevations, two radiators, views towards the South Downs, UPVC double glazed door to the large balcony.

BALCONY

With safety glazing and handrail with views to the South Downs.

KITCHEN

9'0 x 8'0 (2.74m x 2.44m)
Fitted with a range of floor standing and wall mounted units with worktop space, inset double oven with a four electric hob over and extractor fan, fully tiled walls, inset one and a half bowl sink unit with mixer tap and drainer, plumbing and space for a washing machine, UPVC double glaze window to the rear elevation.

BEDROOM 1

13'1 x 11'3 (3.99m x 3.43m)
Radiator, UPVC double glazed window to the side aspect with views over the balcony and towards the South Downs.

BEDROOM 2

13'2 x 10'6 (4.01m x 3.20m)
Radiator, UPVC double glazed window with views over the balcony.

BATH & SHOWER ROOM

9'1 x 5'4 (2.77m x 1.63m)
Updated shower room comprising of a panelled bath with a handheld shower mixer, wash hand basin set on a vanity unit with cupboard beneath, mirror fronted

cabinet, large corner shower cubicle with a sliding door to the front with a twin headed shower system, contemporary style radiator, fully tiled walls.

SEPARATE WC

Separate WC comprising of a low level WC, extractor fan.

STORE ROOM

Number 12

GARAGE & PARKING

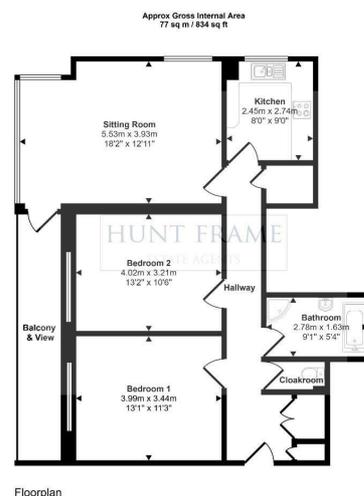
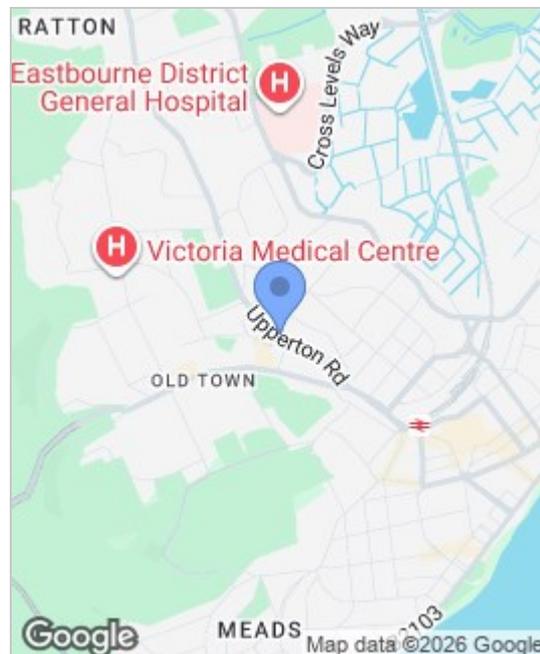
Garage number 12, set to the rear of the building.

OUTGOINGS

LEASE: 199 YEARS FROM 29/09/1968 - 141 YEARS REMAINING
MAINTENANCE: APPROX £3600 PA
INCLUDES HEATING AND WATER RATES

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
64	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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