TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£169,950









12 Hamilton House, Upperton Road, Eastbourne, BN21 1LE

A CHAIN FREE 2 bedroom 3rd floor apartment that provides spacious and well proportioned accommodation. Enviably situated in Upperton within walking distance of the town centre, the apartment benefits from 2 double bedrooms, a luxury refitted bathroom with separate cloakroom, fitted kitchen and spacious double aspect lounge/dining room leading to the balcony. Further benefits include double glazing, communal heating, a share of the freehold and a garage. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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Eastbourne, BN21 1LE

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Main Features

- Spacious 2 Bedroom 3rd Floor Apartment
- Spacious Dual Aspect Lounge/Dining Room
- Private Balcony Accessed From Lounge/Dining Room
- Fitted Kitchen
- Modern Bath & Shower Room
- Separate Cloakroom
- Double Glazing Throughout
- Communal Heating
- Garage Providing Additional Parking Or Storage
- CHAIN FREE

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

Hallway
Airing cupboard housing hot water cylinder. Entryphone handset. Range of fitted cupboards.

Double Aspect Lounge/Dining Room
18'0 x 12'11 (5.49m x 3.94m)
Radiator. Coved ceiling. 2 Double glazed windows. Double glazed door to -

Balcony
With far reaching views towards the South Downs.

Fitted Kitchen
8'9 x 8'0 (2.67m x 2.44m)
Range of fitted lightwood wall and base units. Worktop with inset one & half bowl single drainer sink unit and mixer tap. Built-in electric hob and double oven with extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

Bedroom 1
12'9 x 11'1 (3.89m x 3.38m)
Radiator. Double glazed window.

Bedroom 2
12'8 x 10'6 (3.86m x 3.20m)
Radiator. Double glazed window.

Modern Bath & Shower Room
White suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Shower cubicle with rain waterfall showerhead. Heated towel rail. Extractor fan. Tiled walls and floor.

Separate Cloakroom
Low level WC. Extractor fan.

Parking
The apartment has a lock-up garage (No. 12).

Other Details
The apartment has a lock-up storage room.

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 yearly which includes water, heating & £503.36 into the reserve fund
Lease: 141 years remaining. We have been advised of the remaining 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.