

HUNT FRAME

ESTATE AGENTS



9 Summerhill 4 Ratton Road, Eastbourne, BN21 2LS

£250,000

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HUNT FRAME ESTATE AGENTS are proud to offer this SUPERB PENTHOUSE APARTMENT with ****VIRTUAL TOUR****, set within this modern, small development within the Upperton area of Eastbourne, close to local shops, bus routes and Waitrose supermarket. Offered for sale with no chain, this well presented and spacious apartment benefits from a ROOF TERRACE, master bedroom with EN-SUITE, an allocated parking space and a share in the freehold.



Accommodation:

Lift and staircase to SECOND FLOOR LANDING with door to:

ENTRANCE HALL with video entryphone to front door, radiator, cupboard housing gas fired boiler and storage space, door to:

LIVING ROOM 17'4" x 18" narrowing to 10'5" with radiator, TV aerial point, double glazed casement doors open to PRIVATE ROOF TERRACE.

KITCHEN 9'11" x 7'8" a beautifully appointed room fitted with a range of units comprising granite effect worktops with cupboards and drawers under, range of wall cupboards, built-in appliances include 4 burner electric hob, oven under, cooker hood over, fridge/freezer, washing machine and dishwasher, tiled floor, ceiling downlighting.

BEDROOM One 16'5" narrowing to 11'9" x 12'4" views are enjoyed over Eastbourne to the South Downs, radiator, built-in double wardrobe cupboards, door to:

EN-SUITE BATHROOM luxuriously appointed having fully tiled walls and floor, panelled bath, low level wc, pedestal wash basin, mirror, light and shaver point over, ladder style chrome radiator.

BEDROOM Two 11'8" x 9'7" with radiator., double glazed window to rear.

SHOWER ROOM luxuriously appointed having tiled walls and floor, corner shower cubicle, low level wc, pedestal wash basin, mirror light and shaver point over, ladder style chrome radiator.

Outside:

COMMUNAL GARDENS. Walled garden primarily laid to lawn with patio seating area.

CAR PARKING SPACE found at the front of the property.

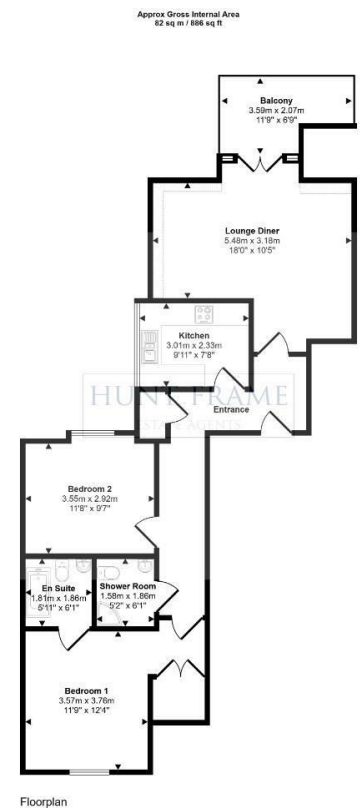
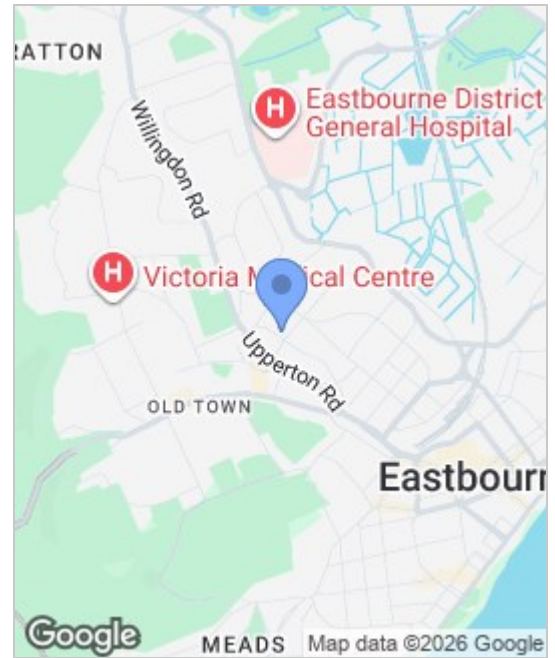
PRIVATE LOCKABLE STORE CUPBOARD.

LEASE: Share of freehold

SERVICE CHARGE: £2929 P.A.
GROUND RENT: Nil

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 Magic Shippy 360.

| Energy Efficiency Rating | | Current | Potential | 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 | | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.