TOWN FLATS

01323 416600

Leasehold

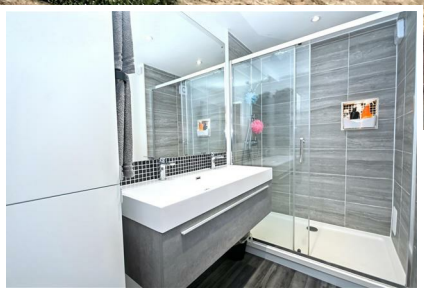
2 Bedroom | 1 Reception | 1 Bathroom

£190,000









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

Offers In Excess Of: £190,000
An extremely well presented 2 bedroom second floor apartment that provides spacious and well proportioned accommodation. Forming part of this popular purpose built block in Upperton, the flat benefits from 2 double bedrooms, a wonderful refitted shower room with separate cloakroom, lovely double aspect lounge/dining room and fitted kitchen. The balcony is accessed off the lounge and provides fantastic distant views towards the South Downs. Further benefits include double glazing, communal gas central heating, garage and share of the freehold. Eastbourne town centre and mainline railway station are ½ a mile away and an internal inspection comes highly recommended.

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Leasehold

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Main Features

- Extremely Well Presented 2 Bedroom Second Floor Apartment
- Spacious & Well Proportioned Accommodation Throughout
- Bright Double Aspect Lounge/Dining Room
- Private Balcony With Fantastic Distant Views Towards The South Downs
- Fitted Kitchen
- Double Glazing & Communal Gas Central Heating
- Refitted Shower Room With Separate Cloakroom
- Garage With Up & Over Door
- Approximately Half A Mile From Eastbourne Town Centre And Mainline Railway Station

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

Hallway
Built-in cupboard. Airing cupboard housing hot water cylinder.

Double Aspect Lounge/Dining Room
18'2 x 12'10 (5.54m x 3.91m)
Radiator. Coved ceiling. Double glazed window to rear and side aspects. Double glazed door to -

Balcony
With tiled floor and wonderful far reaching views towards the South Downs.

Fitted Kitchen
8'6 x 7'5 (2.59m x 2.26m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extract cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Double glazed window.

Bedroom 1
12'11 x 11'5 (3.94m x 3.48m)
Contemporary style radiator. Coved ceiling. Fitted wardrobe. Double glazed window.

Bedroom 2
12'11 x 10'7 (3.94m x 3.23m)
Contemporary style radiator. Coved ceiling. Double glazed window.

Cloakroom
Low level WC with inset wash hand basin & chrome mixer tap. Part tiled walls. Coved ceiling. Extractor fan.

Modern Shower Room
Refitted white suite comprising large walk-in shower cubicle. Large vanity unit with inset wash hand basin, twin mixer taps and drawer below. Fitted unit. Wood effect flooring. Part tiled walls. Inset spotlights.

Outside
Lawned communal gardens.

Parking
Lock up garage to the rear with an up & over door.

Other Details
Private 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: £ 3700 per annum plus £1000 for lift
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.