

Valuers, Land & Estate Agents

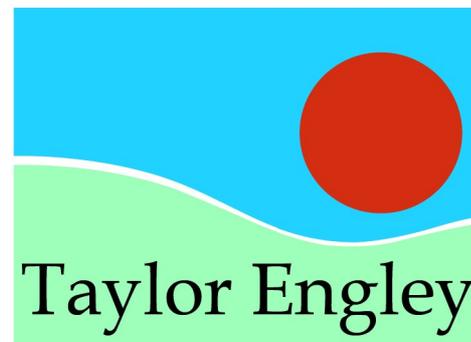
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Flat 8 Hamilton House Upperton Road, Eastbourne, East Sussex, BN21 1LE

Price £175,000 Leasehold

Taylor Engley are pleased to offer to the market this **TWO BEDROOMED** second floor purpose built apartment situated in the Upperton area of Eastbourne. Available chain free, this spacious two bed roomed apartment is situated at the rear of the building and the accommodation, which is accessible via lift comprises: communal entrance hall, private entrance hall, living/dining room, balcony, kitchen, two double bedrooms, bathroom, separate w.c. Outside there is a garage in a block to the rear, as well as residents parking to the front.



Hamilton House is located on Upperton Road, which leads directly into Eastbourne town centre with it's comprehensive shopping facilities and mainline railway station which is situated approximately a quarter of a mile distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * BALCONY * KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM * SEPARATE W.C * GARAGE * RESIDENTS PARKING * COMMUNAL HEATING * CHAIN FREE***



The accommodation

Comprises:

Front Door To

Communal Entrance Hall

Lift and stairs rising to second floor landing.

Private Entrance Hall

Parcel cupboard housing fuses, entryphone, cupboard housing hot water tank.

Living Room

18'2 x 13'1 (5.54m x 3.99m)

Radiator, window to side and rear, door to:

Balcony

21'9 x 3'11 (6.63m x 1.19m)

Enjoying an outlook to the side of the building.

Kitchen

9' x 7'11 (2.74m x 2.41m)

Having a selection of eye and base level units with work surface, stainless steel sink unit with mixer tap, space for cooker, fridge/freezer and washing machine, part tiled walls, window to rear.

Bedroom 1

12'11 x 11'3 (3.94m x 3.43m)

(measurements include fitted wardrobes)

Fitted wardrobes, radiator, window to side.

Bedroom 2

13' x 10'5 (3.96m x 3.18m)

Radiator, window to side.

Bathroom

White suite comprising bath with mixer tap and shower attachment, wash hand basin, heated towel rail, electric wall heater, extractor fan, part tiled walls.

Separate w.c

Low level w.c, part tiled walls, extractor fan.

Garage

Situated in a block to the rear of the building - number 8.

Residents Parking

Located to the front of the building, on a first come first served basis.

N.B

We are advised of the following:

The lease term is 199 years from 29/9/1968 (approx 141 years remaining)

The current service charge to March 2021 is £2300. This is understood to include the communal central heating.

Price and Co are the managing agents.

COUNCIL TAX BAND:

Council Tax Band - C £1812.60 until 31st March 2021.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

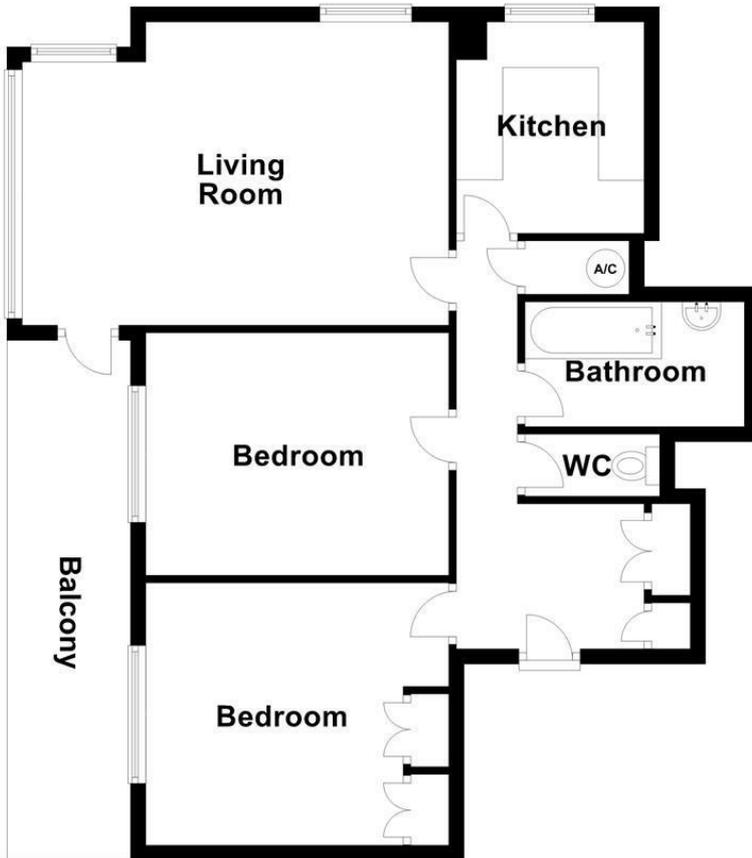
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

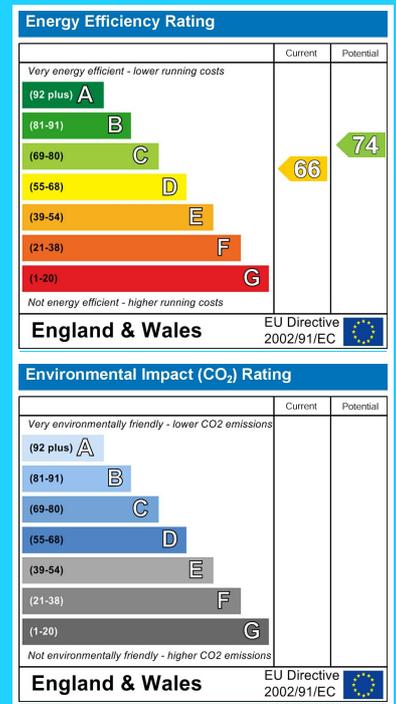


Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)
For illustration purposes only - not to scale



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

