



9 Summerhill, 4 Ratton Road, Eastbourne, BN21 2LS

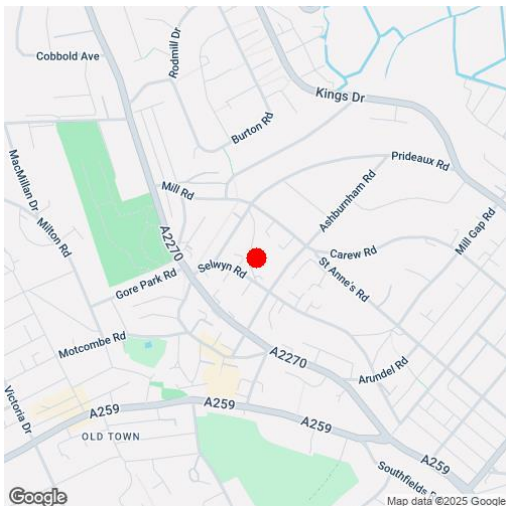
Price £250,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well appointed two bedroom top floor apartment with roof terrace forming part of a small and exclusive purpose-built development constructed within the last 20 years ago by the highly respected firm of Holbeck & Lewis. The apartment is presented for sale in excellent decorative condition with accommodation that comprises a generous living room with patio doors opening onto the roof terrace. The kitchen is fitted with a comprehensive range of modern wall and base units beneath contoured work surfaces with integrated appliances that include an oven, hob, fridge/freezer, washing machine and dishwasher. The principal bedroom enjoys delightful views to the South Downs, has fitted wardrobes and a well appointed en-suite bathroom whilst the second double bedroom is served by an equally well appointed shower room. Other benefits include gas central heating, sealed unit double glazing, an allocated parking space, a share in the freehold and attractive communal communal gardens. Located in the favoured Upperton area, local shopping facilities including a Waitrose store are in the immediate vicinity, whilst Eastbourne town centre, served by the Upperton Road bus route, is approximately three quarters of a mile away.





At a Glance:

- Small and exclusive purpose-built development
- Top floor flat with floor terrace
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Allocated parking space
- Share in freehold
- Gas central heating and sealed unit double glazing
- No onward chain

Accommodation:

PASSENGER LIFT AND STAIRS TO SECOND (TOP) FLOOR

HALL

LIVING ROOM

17'3" (5.26m) x 18'0" (5.49m) narrowing to 10'6"

KITCHEN

10'0" (3.05m) x 7'9" (2.36m)

BEDROOM 1

12'4" (3.76m) Approx x 16'6" (5.03m) Approx narrowing to 11'9"

EN-SUITE BATHROOM

BEDROOM 2

11'9" (3.58m) x 9'6" (2.9m)

SHOWER ROOM/WC

OUTSIDE:

ALLOCATED PARKING SPACE

BIKE STORE

ATTRACTIVE COMMUNAL GARDENS

LEASE:

125 years from 2008 (share in freehold)

GROUND RENT:

Nil

SERVICE CHARGE:

Approximately £2949 per annum

COUNCIL TAX:

Band 'D'

EPC:

Band 'B'

PETS:

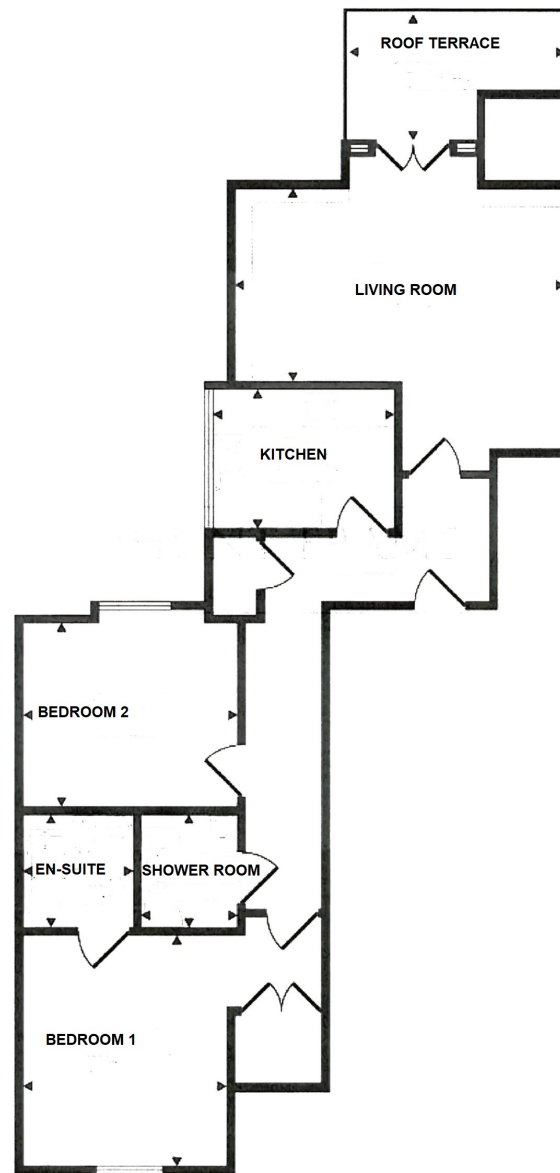
Not allowed

SUB-LETTING:

Allowed

(All details concerning the lease and service charge are subject to verification)





Floorplan

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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