

# HUNT FRAME

ESTATE AGENTS



## Rowington House 2 Lewes Road, Eastbourne, BN21 2BZ £120,000



An opportunity to purchase this ground floor ONE BEDROOM flat set in the ever popular and much sought after Upperton area. This flat offers a reception room, a double bedroom with plenty of cupboard space, a kitchen with built in cooker and a shower room. This flat comes with an ALLOCATED PARKING SPACE.



Communal Front Door  
With security entry phone.  
Communal Entrance Hall  
Front door leading to:  
Entrance Hall

Lounge  
12' 3" x 12' 3" (3.73m x 3.73m). Radiator.  
Television point. Security entry phone.  
Wall mounted heating thermostat. Bay window to rear.

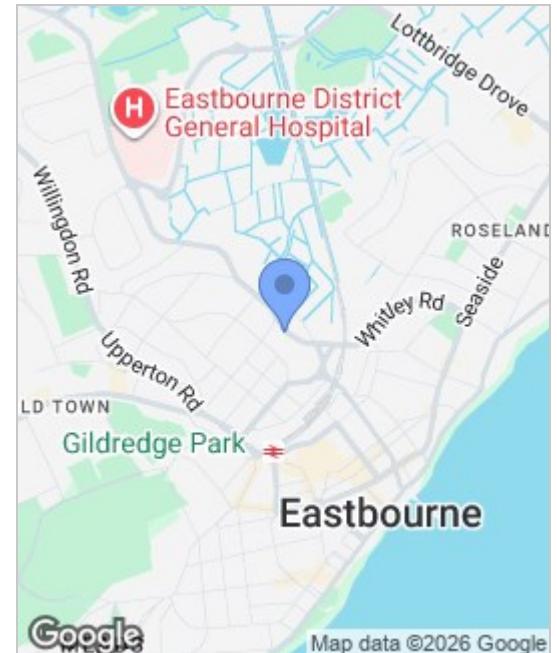
Kitchen  
7' 8" x 6' 2" (2.34m x 1.88m). Fitted in a range of eye and base level units and drawers with worksurfaces over. Built-in oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine. Space for fridge/freezer. Window to side.

Bedroom  
9' 5" x 9' (2.87m x 2.74m). Two built-in double wardrobes. Radiator. Telephone point. Window to rear.

Bathroom  
In a white suite comprising tiled shower cubicle. Vanity unit wash hand basin. Low level wc. Heated towel ladder. Tiled floor. Window to side.

#### Allocated Parking Space

EPC Rating: D  
Lease: 150 years remaining.  
Maintenance and ground rent: £100 per month (approx). TBC.  
Council Tax Band: A



Map data ©2026 Google

#### 42 Lewes Road



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)		75	
(81-91)		61	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		72	
(81-91)		54	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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